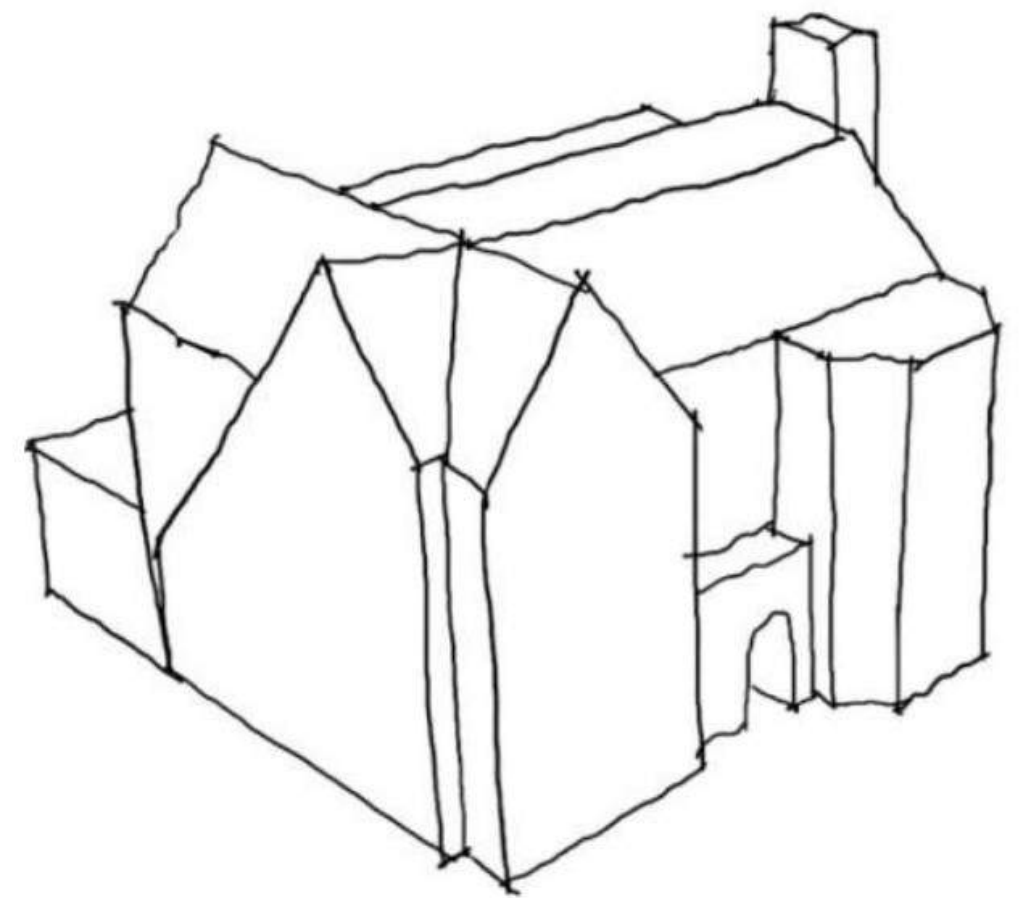


CONTENTS

- 1.0 Introduction
- 2.0 Site and Context Appraisal
- 3.0 Proposal Revisions
- 4.0 Design Principles
- 5.0 The Scheme
- 6.0 Access Statement



1.0 INTRODUCTION

Executive Summary

This Design and Access Statement (DAS) has been prepared by Downen Farmer Architects on behalf of Artform acting as project manager, to prepare a full application for the proposed redevelopment of a site at the rear of the block (1-14 Rowan), Methuen Park, Muswell Hill, located in the London Borough of Haringey.

The previous approved proposal, *submission HGY/2021/2061, demolition of existing garages and construction of 2 x 3 bedroom single family dwellings and associated works* has a number of drawbacks that this revised scheme is seeking to resolve. The rear garden is skewed in an awkward arrangement with not a great deal of usable area in comparison to its footprint and a narrow front entrance around the electrical sub-station, as highlighted in this DAS. The proposal is to amend the proposed development to provide a single family home to accommodate the couple's five children and one grandparent alongside an integral work from home demand.

A previously submitted scheme *HGY/2022/1911* was withdrawn following detailed feedback that requested the proposal to be more inkeeping with the conservation area typology. Following this, a new scheme was developed and reviewed at a pre-app meeting in November 2022 with both the design and conservation officers present. Feedback from this session was then used to finalise the proposals for this revised scheme. A basement is also proposed in the revised submission, taking into account the local authority's relevant policy to ensure a positive relationship with the building footprint and landscaping.

Development Objectives

The proposed development provides a 1no. 6-bed house. The ambition and objectives of this proposed development include:

- Delivering architectural excellence to raise the quality and standard of new homes across the borough.
- Housing which is deliverable, robust and will stand the test of time.
- Rejuvenating an under utilised site, to contribute positively to its immediate environment.
- Developing a proposal which is sustainable and minimises the impact on natural resources.



Proposed North Approach View to the Site (note: some existing context trees have been hidden to allow for a better view of the scheme for a fuller understanding)

1.0 INTRODUCTION

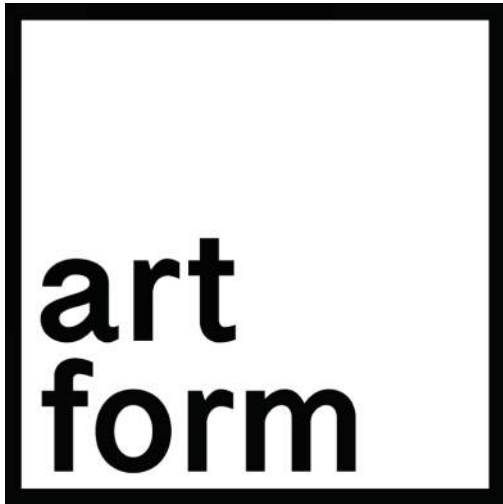
Project Team - Project Manager

Artform

Driven by the market’s growing request for homes that are innovative, individual and aesthetically-led, Artform has designed and built over 100 new homes and more than 20,000 SQFT of commercial space across the capital since 2013. With each new project, Artform aims to make a lasting impact on the skyline of the city, as well as on the people that interact with the spaces - the new age of design-led home buyers in London.

Artform fights against repetitive design, responding to each location sensitively and with care. Artform’s attention to detail is woven into their DNA - spending time seeking local suppliers and artisans to ground each development in its place. It’s their aim to create spaces that are truly appreciated by the communities in which they reside.

Artform’s team is a collection of hand-picked experts including chartered surveyors, chartered construction managers, land buyers, technical architects and designers. Together Artform offer an abundance of skills and experience along the development journey.



A selection of built Artform projects

1.0 INTRODUCTION

Project Team - Architect

Downen Farmer Architects

Downen Farmer Architects is a London based studio delivering innovative buildings from initial sketches to built completion. We believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives it a bespoke identity.

Our small closely knit and dynamic studio, enables us to focus on projects in significant detail through restriction on the number of projects we take on at any one time. Key design criteria comes from the ‘genius loci’ of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.



A selection of built projects worked on by directors at Downen Farmer Architects

DOWEN FARMER ARCHITECTS

2.0 SITE AND CONTEXT APPRAISAL

Overview

Location and Site Overview

- The site is at the rear of a purpose built mansion block known as 1-14 Rowan. The site is the existing 14 garages at the rear of the block within the Muswell Hill Conservation Area.
- The immediate surroundings of the site are a mix of terraced houses and mansion blocks predominantly 2/3 storeys high. The building footprints are medium-sized. In accordance with the definitions of the London Plan, the setting of the site, therefore, is classified as 'Urban'.
- It is an irregular shaped site, with street frontage on Methuen Park and backing onto the rear gardens of 52 Muswell Road, 1A and Donovan Avenue and 1& 2 Donovan Court. The total area of the site is 0.055 Hectares.

Site Description

- The site is afforded good natural light due to a long south facing boundary and is bordered by gardens to the rear of Muswell Road and Donovan Avenue.
- The site naturally slopes falling by ~0.7m from east to west.
- The lower ground levels of the site allow for development of a reasonable scale which will have minimal impact on the surrounding buildings and their amenity.
- The site is located close to bus, rail and tube stations, providing good transport links.
- This proposal presents an opportunity to clean up a piece of land that has fallen into poor condition.



Google Earth Site Location NTS

2.0 SITE AND CONTEXT APPRAISAL

Site Aerials and Street Views



Site Photo 1 South Aerial



Site Photo 2 West Aerial



Site Photo 3 North Aerial



Site Photo 4 East Aerial



Site Photo 5 Approach from North of Methuen Road



Site Photo 6 Site Entrance from Methuen Road



Site Photo 7 Approach from South of Methuen Road



Site Map Photo Locations

2.0 SITE AND CONTEXT APPRAISAL

History



1890 - Pre-Urbanisation

In the late 19th century, the area was undeveloped and the site was still part of Alexandra Parks green space. Some development along Muswell Road is visible to the west of the site.



1930 - Pre War Housing

Prior to WWI, there was large scale development which transformed the area. The site sits as an open end condition to the two terraced street fronts build along Muswell Road and Donovan Avenue.



1970 - Suburban Housing and the Greater London Plan

The 1960's saw the demolition of the houses to the corner of Muswell Road and Methuen Park to realise the four storey flat block which characterises the site today. Houses were also built to the end of Donovan Avenue of lesser quality. The 14 garages were constructed also. All three of these elements are considered to be **'detractors'** to the conservation area within the Muswell Road Character Appraisal.

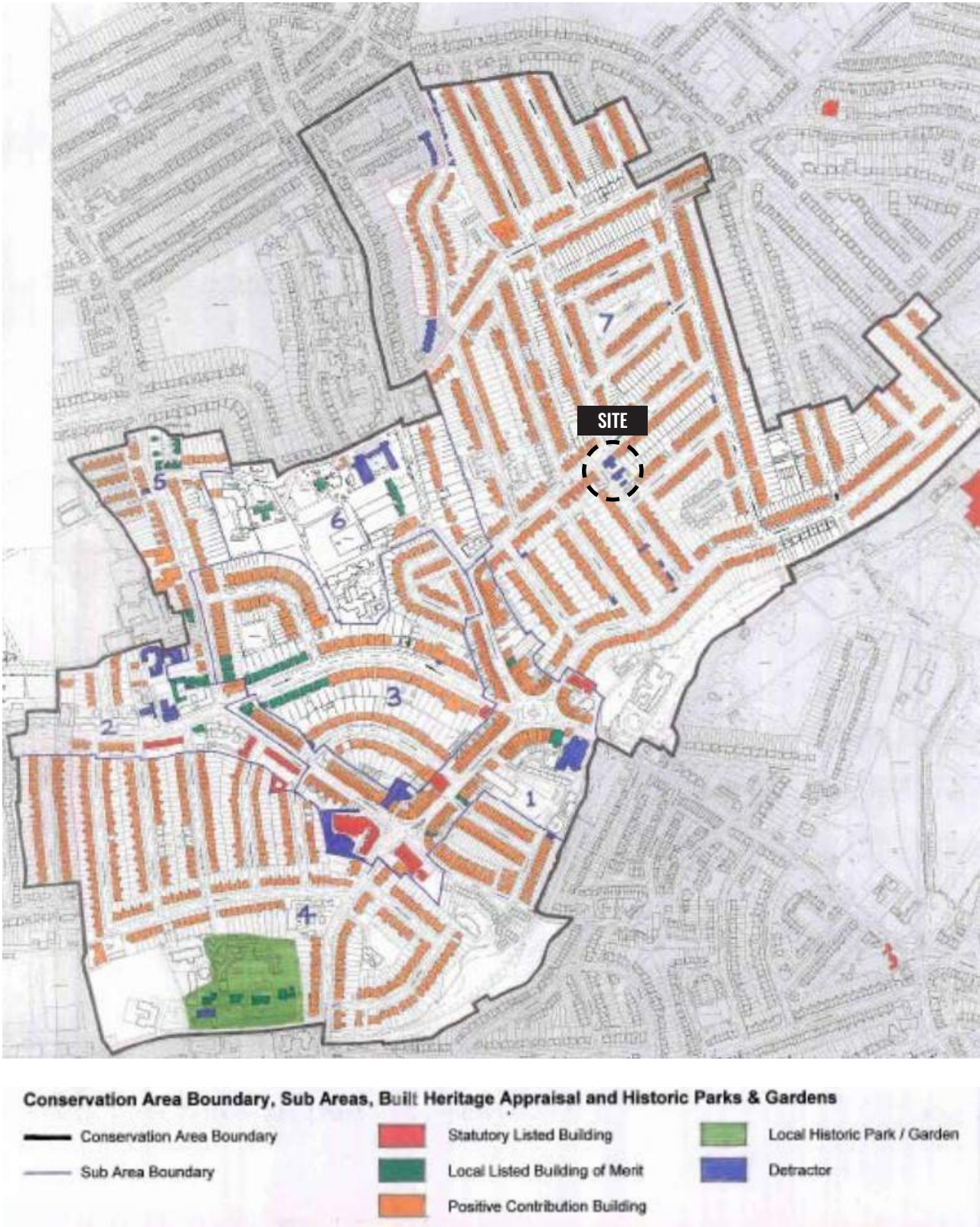
2.0 SITE AND CONTEXT APPRAISAL

Conservation Area

Conservation Area

The site sits within the Muswell Hill Conservation Area. Some key extracts from the Character appraisal (adopted on the 11th February 2008) are highlighted below:

- **Muswell Road:** Properties Nos. 40 to 44 (even) are part of a smaller scale two storey red brick terrace that forms a group with the properties at the north end of Methuen Park. They have two storey bays surmounted by a pyramid roof and contrasting keystones and sills supported on brackets.
- Rowan is a late 20th Century four storey block of flats at the junction with Methuen Park that is prominent in views along Curzon Road. Its flat roof, scale and massing is out of keeping with the adjoining development and as a result it is considered to detract from the character and appearance of this part of the conservation area.
- Nos. 52 to 90 (even) form a consistent two storey terrace of similar scale and appearance to Nos. 40 to 44 (even). Built in red brick with contrasting heads and sills supported on brackets, they have two storey projections with hipped roofs. This repeated house type creates a pattern of projections and fenestration along the street that is reinforced by the generally consistent front boundary walls and hedgerows.
- **Methuen Park:** There are mature pollarded street trees lining both sides of Methuen Park, which give a more landscape dominated character to this street during the summer months. There is a view to Alexandra Palace close to the junction with Donovan Avenue. The houses are generally terraced with pitched or hipped slate roofs. The properties on the west side are elevated in relation to the street. This has led to the creation of lower ground floor garages at some. No. 2 is the end house of the terrace that turns the corner from Muswell Road and has a two storey square bay with hipped roof and main entrance door on the Methuen Park frontage. Although there is a range of different house types along Methuen Park the repeated forms of two storey bays and projections, as well as consistent storey heights, give an informal rhythm to much of the frontage.
- On the west side, Nos. 4 to 10 (even) are red brick and have full height canted bays with pyramidal roofs above and contrasting keystone and bracket detailing. The large modern sheer-faced dormer at No. 8 is poorly designed and overly prominent, detracting from the streetscape. Nos. 12 to 24 (even) have hipped roofs over square bays and are larger house types with first floor balconies. No. 24 has an unsympathetic side extension. No. 26 has an attractive first floor oriel window with a pyramidal roof in front of a gable. Nos. 28 to 40 (even) have square windows projecting from the two storey bay with gable features to Nos. 28, 30, 36 & 38. The properties on the east side have repeated themes of ground floor bays and a paired gables and porches supported on decorative timber brackets. Nos. 23 to 31 (odd) are linked semi-detached houses with a square ground floor projection with an oriel window above, whereas Nos. 1 to 21 (odd) form a consistent terrace with paired, two storey projections, each with an ornamented pargetted plastered gable and scalloped bargeboards above and a ground floor canted bay.
- **Donovan Avenue:** At the western end of the north side of the road are Donovan Court and Nos. 1A & B, a group of late 20th Century properties of no conservation interest.
- Positive Contribution Buildings and features on Methuen Park are highlighted as properties Nos. 1 to 33 (odd) & Nos. 2 to 40 (even) and the lamp standards
- Detractors include the garages on street frontage between Rowan and Donovan Court which this proposal seeks to remedy to some extent.



2.0 SITE AND CONTEXT APPRAISAL

Methuen Park Character Appraisal

Area Character Analysis

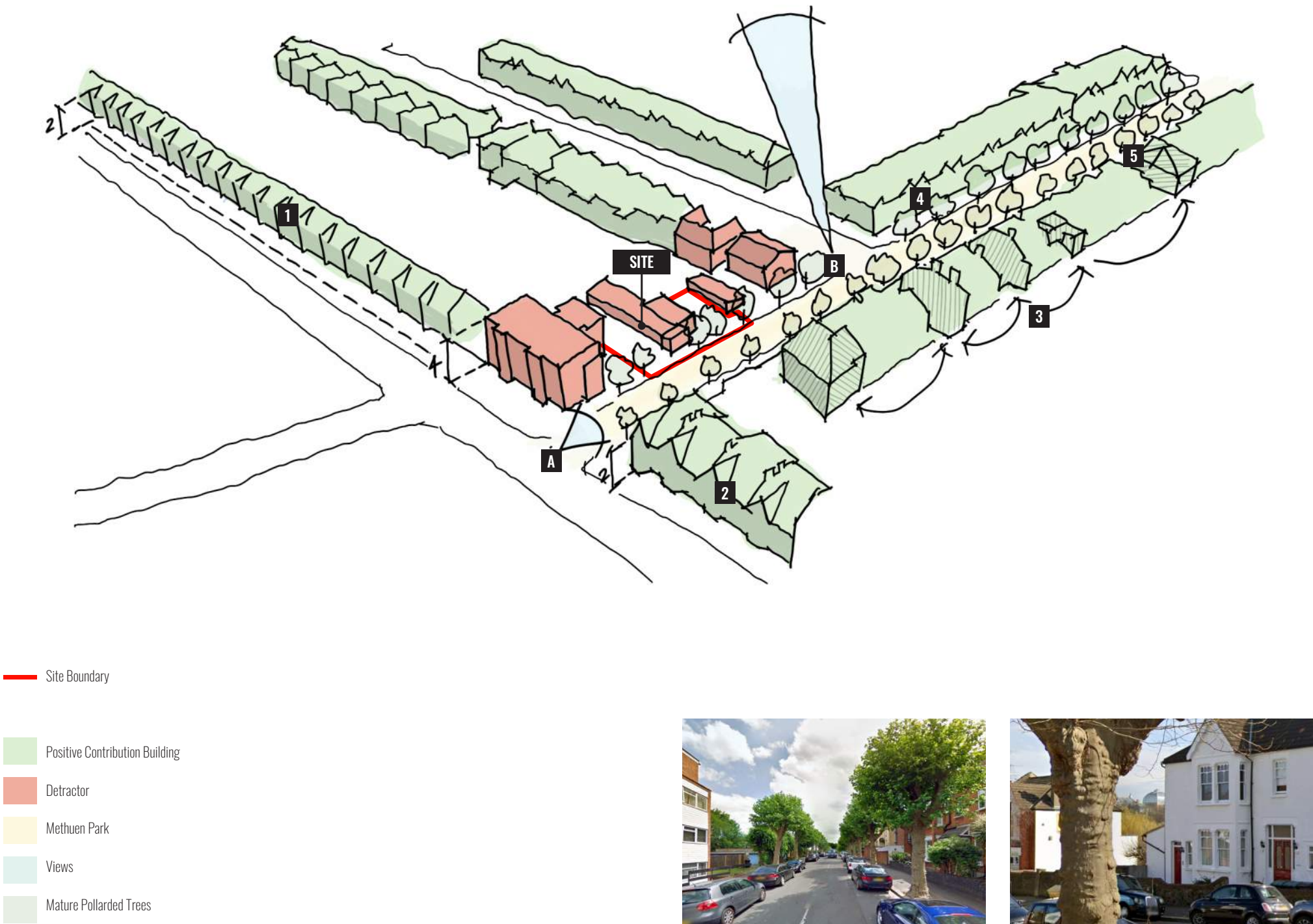
- 1. Repeated pattern of projections and fenestration
- 2. Two storey red brick terrace
- 3. Range of house types
- 4. Repeated forms of bays and projections give an informal rhythm
- 5. Decorative details including oriel windows and decorative timber brackets

View A

This is a key approach view highlighted by the project team when visiting the site, offering a glimpse to the site and its set back nature behind the prevailing building line.

View B

This view is noted in the Muswell Hill conservation area appraisal as a key vantage point.



View A from Muswell Road down Methuen Park, Landscape dominated character



View B to Alexandra Palace from Methuen Park

2.0 SITE AND CONTEXT APPRAISAL

Local Character



- 1 Opposing elevation to the site
- 2 Donovan Avenue detached property
- 3 Methuen Park gabled terraces

- 4 Alternative Methuen Park terrace typology
- 5 Muswell Hill character and detailing
- 6 Site Plan with View locations

2.0 SITE AND CONTEXT APPRAISAL

Context

Transport

The site is well located for public transport and has a PTAL of 3 (Moderate) as classified by TfL. There are also major bus routes around the site which provide further connections to the wider city.

Bus

- There are several bus stops within a 0.4 mile radius, the closest situated along Muswell Hill.
- Muswell Hill - 0.3 miles (7 min. walk) Served by No. 43, 102, 134, 234 buses.

Overground Tube Stations

- Brixton - 1.1 miles (21min. walk) National Rail

Underground Stations

- Highgate - 1.3 miles (22min. walk)
- East Finchley - 1.4 miles (24min. walk)



Transport Plan NTS



2.0 SITE AND CONTEXT APPRAISAL

Existing Site Condition

Arboriculture

The revised scheme does not change the approach taken to the arboriculture of the site, with the existing trees to the street side of the site trees being retained as per the consented scheme. The adjacent diagram demonstrates this approach.

- Site Boundary
- Trees retained
- Garages
- Substation
- Tarmac
- Grass



Existing site condition NTS

2.0 SITE AND CONTEXT APPRAISAL

Existing Site Condition



2.0 SITE AND CONTEXT APPRAISAL

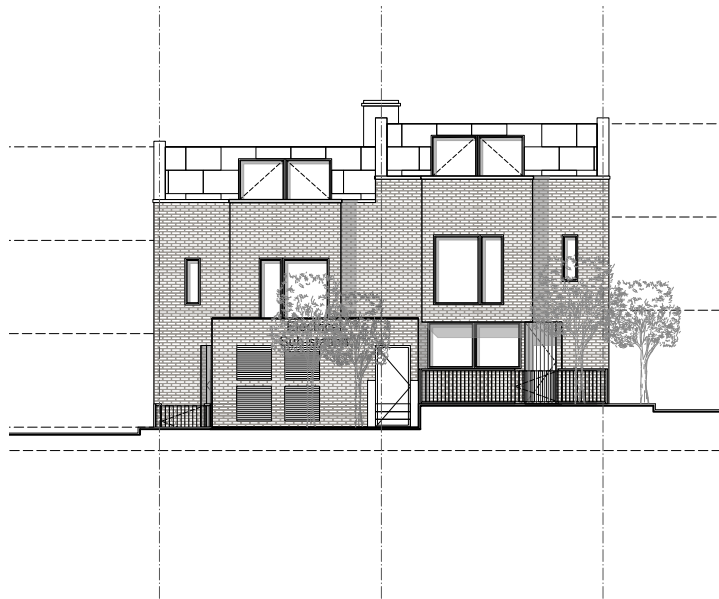
Planning History

Consented Scheme - HGY/2021/2061

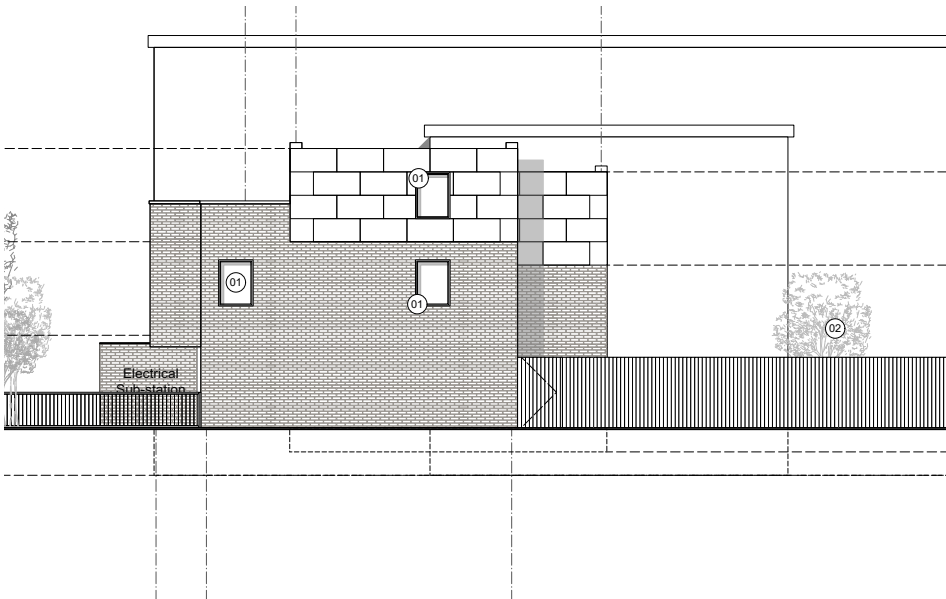
In October 2021, planning permission was granted on the site for the demolition of existing garages and construction of 2 x 3 bedroom single family dwellings and associated works

The extant permission for the site has a number of drawbacks that this new application is seeking to resolve:

- The approved rear garden for one of the units is skewed in an awkward arrangement and accessed by a long, narrow path.
- There is not a great deal of usable external amenity space in comparison to the dwellings' footprints.
- The front entrance is narrow and arranged tightly around the electrical substation, which provides a sub-optimal design and detracts from the appearance of the dwellings.
- The constraints of the sub-station in the consented scheme result in one of the houses having a diminished front aspect due to the substation.
- The proposed floor to floor heights being drawn at circa 2.4m which would likely lead to internal floor to ceiling heights of 2.1m, risking non-compliance.



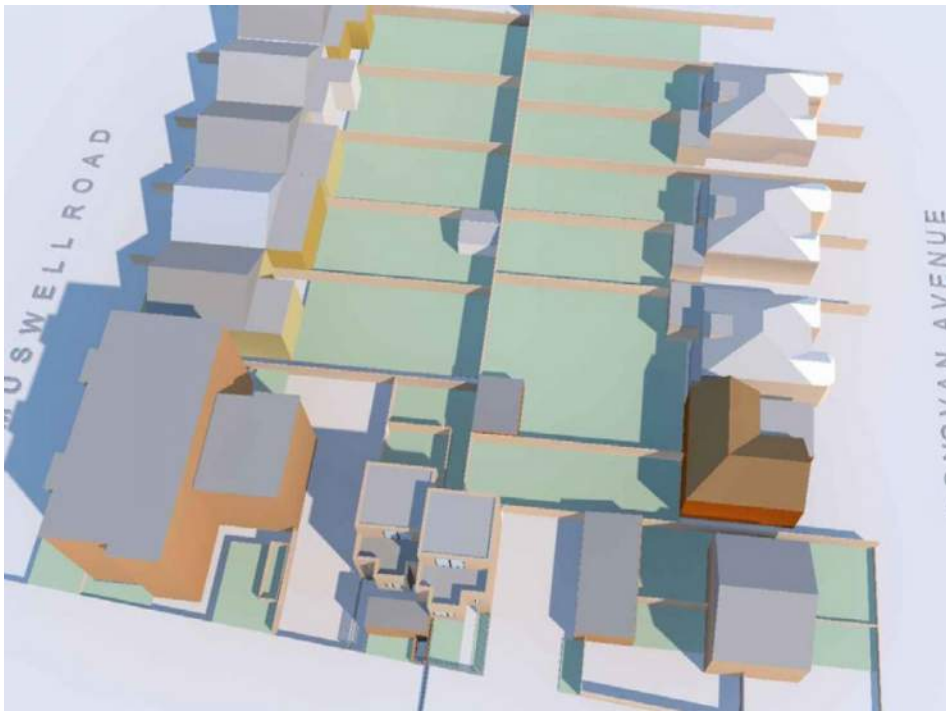
HGY/2021/2061 - Elevation of proposed scheme



HGY/2021/2061 - Elevation of proposed scheme



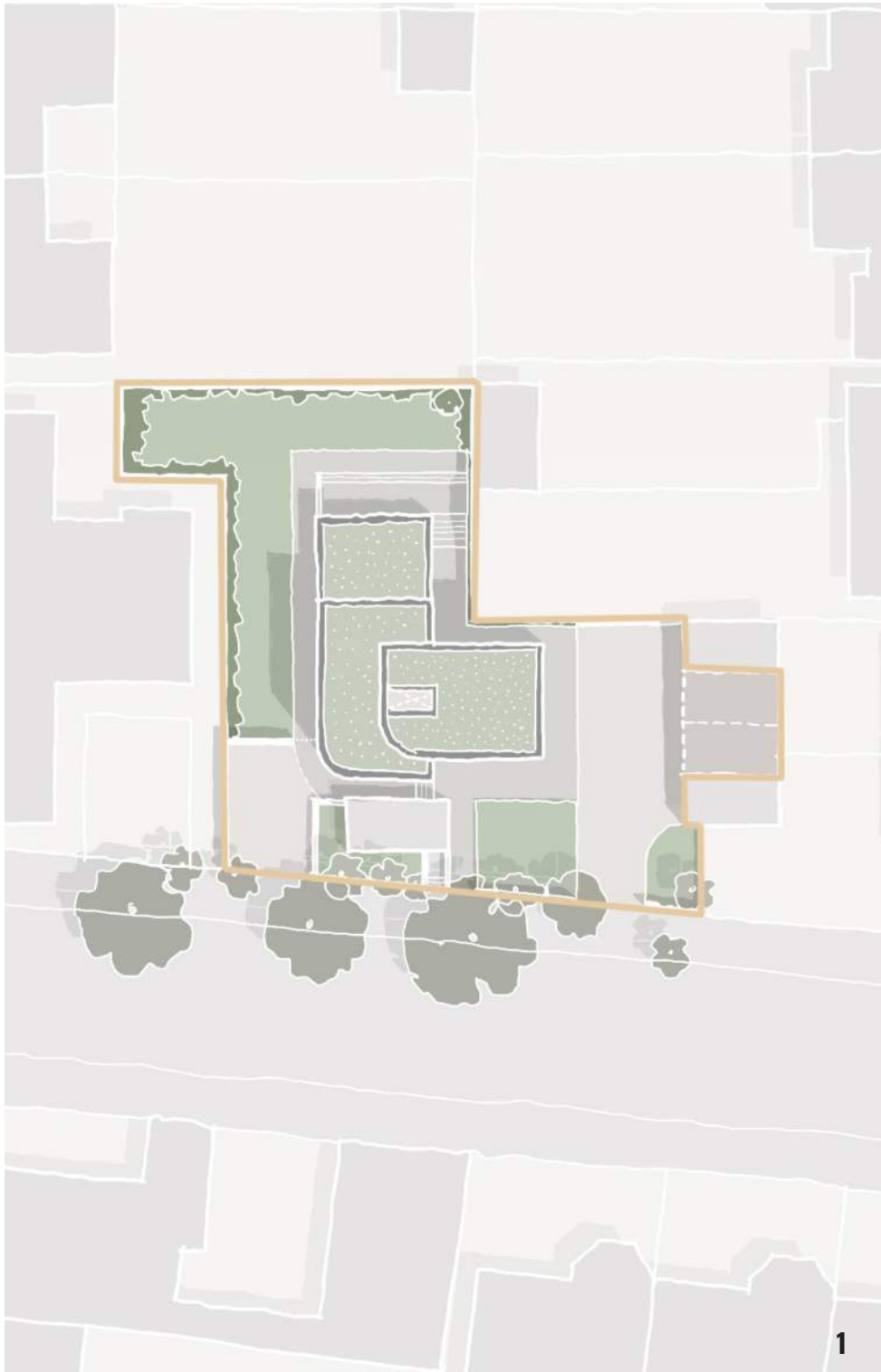
HGY/2021/2061 - Ground floor plan of proposed units



HGY/2021/2061 - Aerial of proposed scheme

2.0 SITE AND CONTEXT APPRAISAL

Planning History



Planning application (withdrawn)
HGY/2022/1911
Demolition of the existing garages and construction of a single 4-bedroom family dwelling and associated works

Key Design Items Raised

The form and appearance of the dwelling would differ significantly to the surrounding context which informs the character and appearance to this part of the conservation area. The existing Rowan building is considered a detractor and as such should not be given significant weight when designing a scheme for this site.

A 3-storey form with its associated large fenestration would be more dominant and assertive in the street-scene compared to the consented scheme, which is more carefully broken down, namely by being two storeys with a roof form and with more carefully proportioned fenestration. While the increase in height at 1m in isolation is modest, the resulting 3-storey form and appearance without articulation and breakdown, is not sympathetic to surrounding context.

The scheme does not respond to the traditional proportions, design features and colour of brick to nearby dwellings, accepting that this could be done in contemporary way as opposed to a pastiche approach.

This design and access statement details how the new proposal positively responds to this feedback to provide a more contextual response.

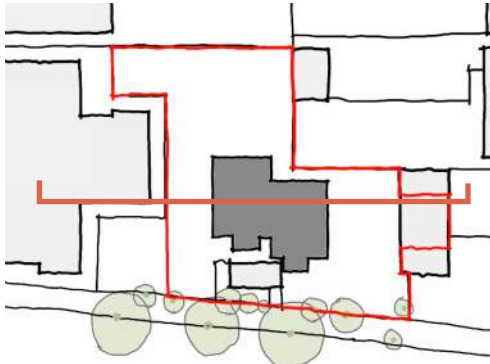
- 1 Proposed Block Plan
- 2 Rear and side elevation 3D View
- 3 Front and side elevation 3D View

3.0 PROPOSAL REVISIONS

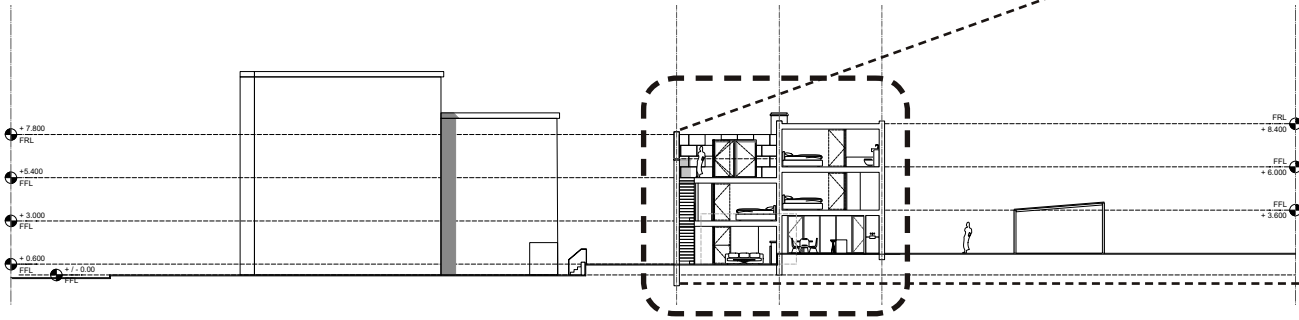
Consented Section Issues

Consented scheme - Head height issues

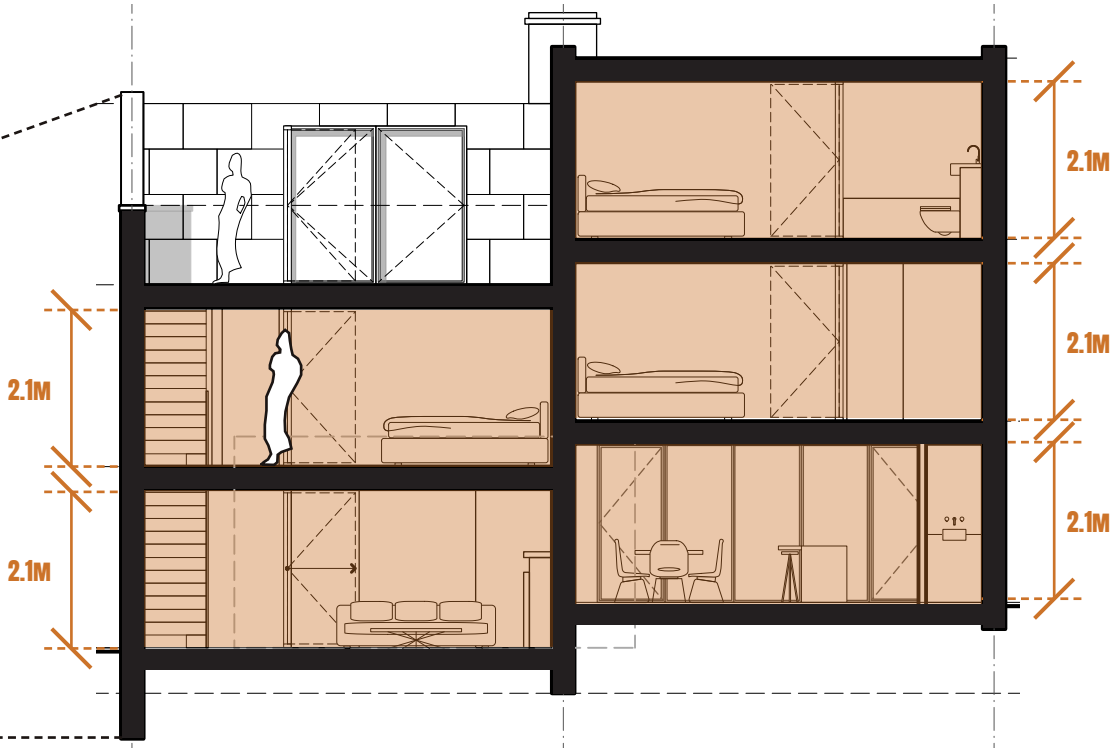
The adjacent section illustrates the low floor to ceiling heights that are provided for within the consented this scheme. These are well below guidance within the London Plan to deliver high quality homes.



Key Plan NTS



Approved Cross Section NTS



 Habitable Internal Floors

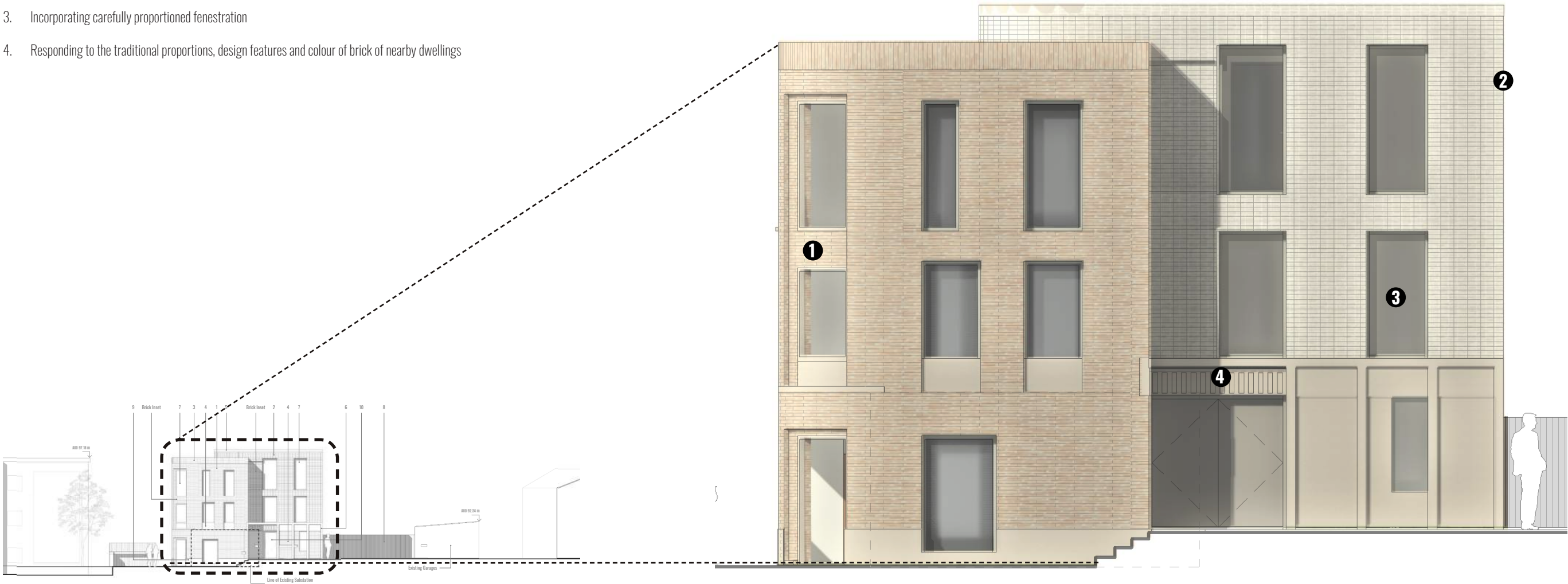
3.0 PROPOSAL REVISIONS

Withdrawn Application Response to Feedback

Withdrawn scheme - Key design responses required

The adjacent marked up elevation illustrates the areas which needed to be reconsidered as part of the updated scheme:

- 1. Ensuring form and appearance in keeping with the character of this part of the conservation area
- 2. Carefully breaking down the massing utilising two storeys with a roof form
- 3. Incorporating carefully proportioned fenestration
- 4. Responding to the traditional proportions, design features and colour of brick of nearby dwellings



Withdrawn Methuen Park front elevation

Withdrawn South Elevation NTS

3.0 PROPOSAL REVISIONS

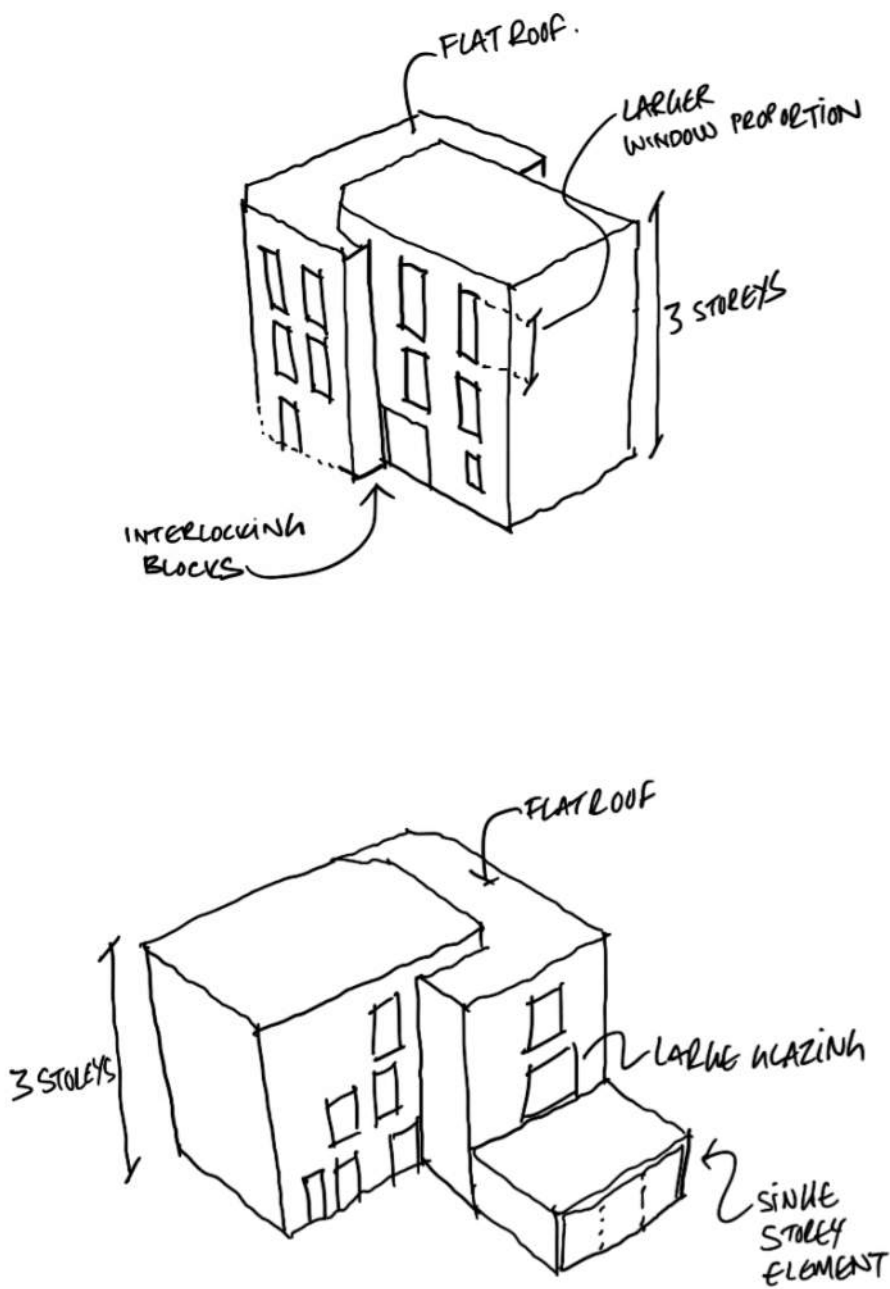
Revised Design Response to Feedback

Updated scheme - Key design responses

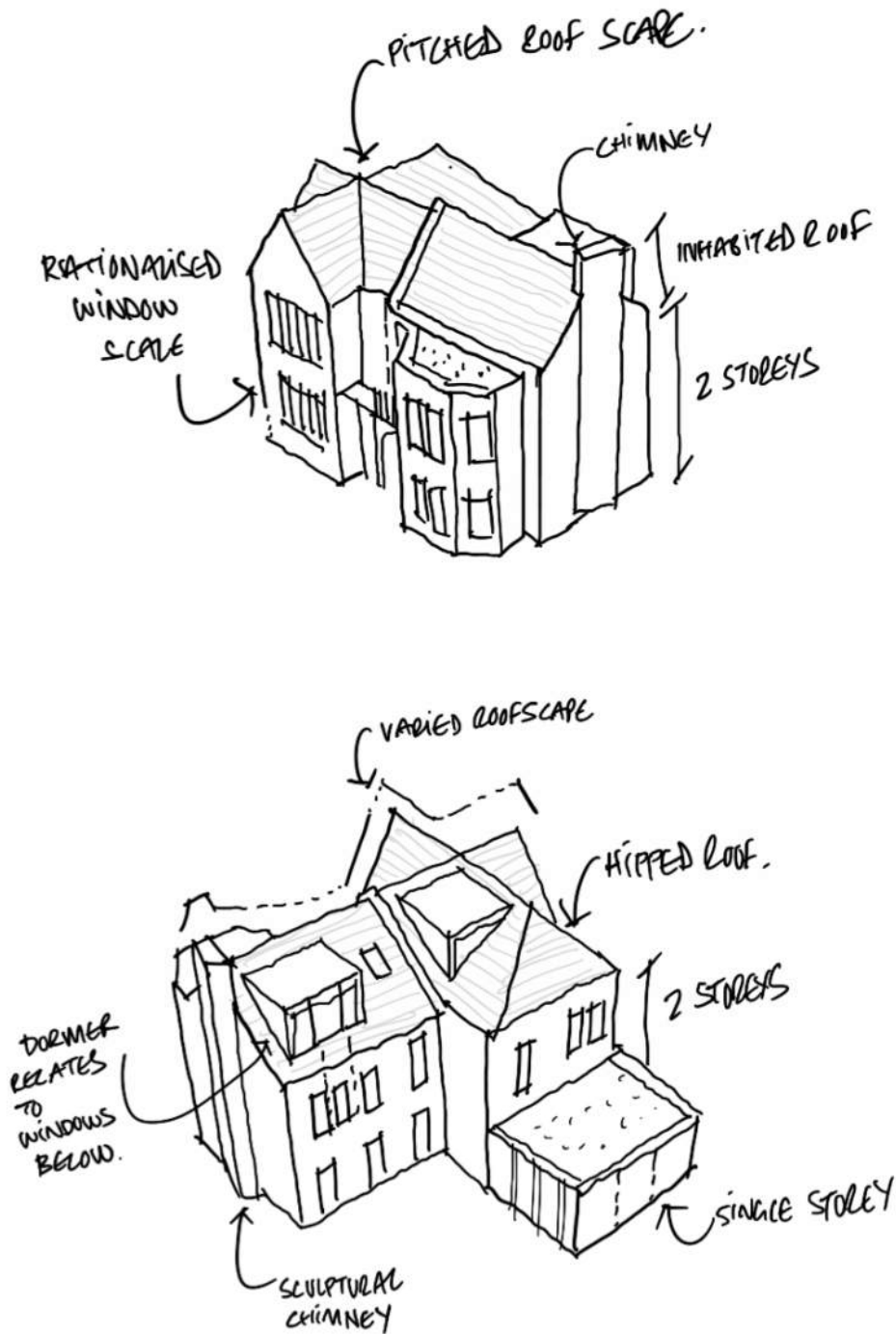
The adjacent sketches illustrate how the withdrawn scheme has been reworked to respond to the planners feedback:

- 1. Pitching roof scape in keeping with the traditional character of the surrounding architecture
- 2. Rationalising window scale to allow for less of a break in tradition
- 3. Reducing the scheme from a 3 storeys block to 2 primary storeys, incorporating a second floor into an inhabited roof.
- 4. Referencing traditional details and design language, incorporating elements such as a feature chimney to the south eastern gable

Withdrawn Scheme

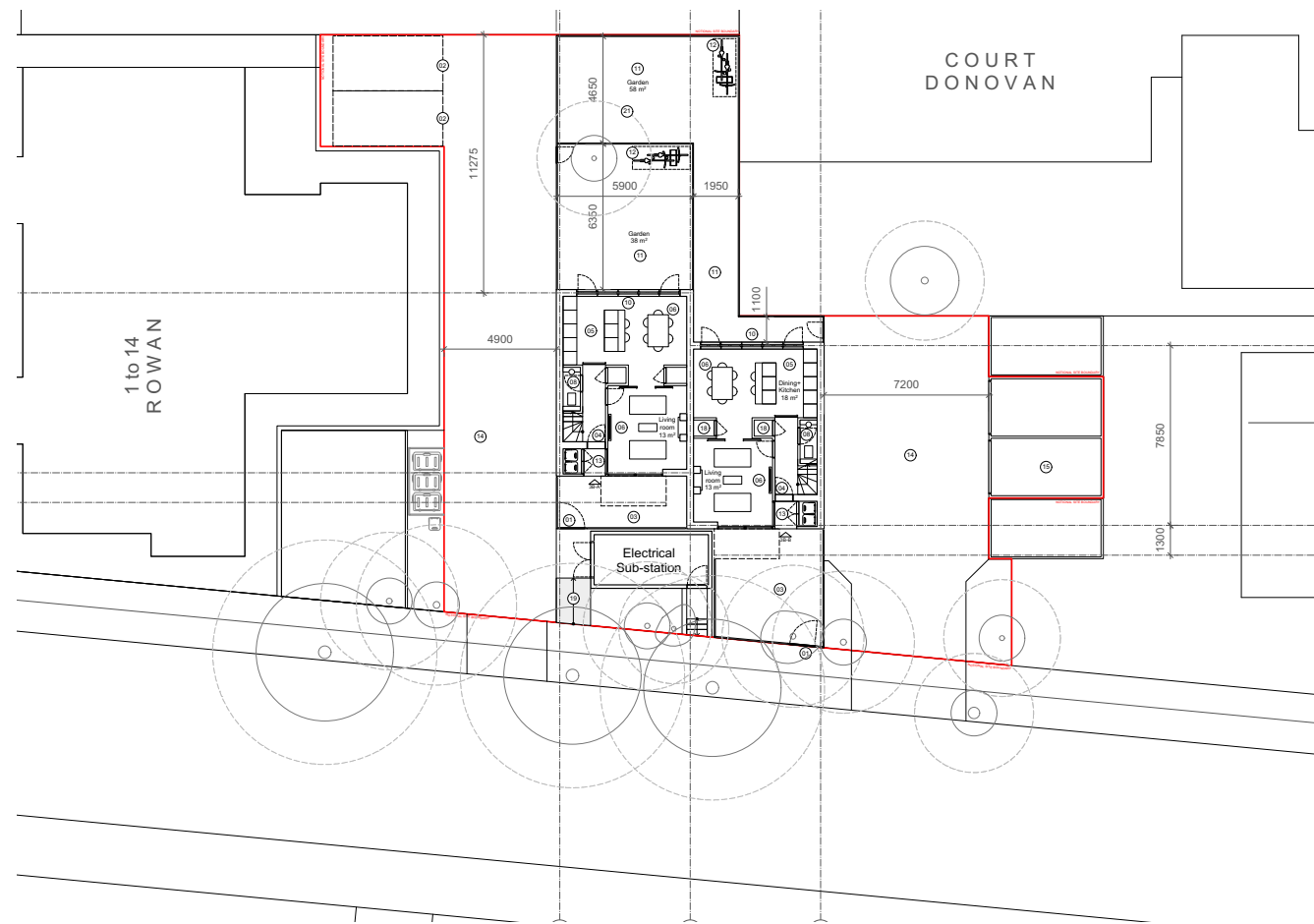


Updated Scheme

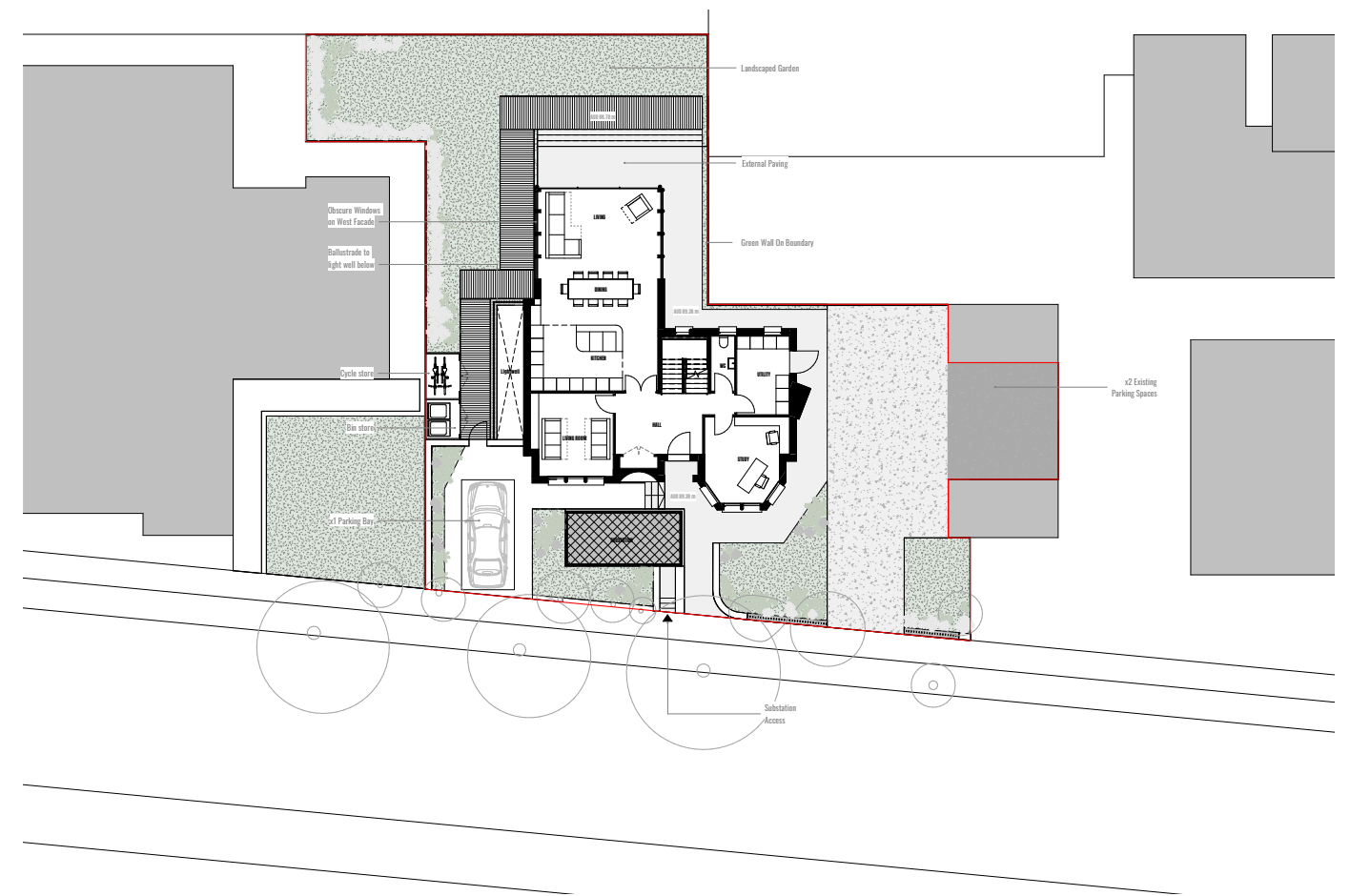


3.0 PROPOSAL REVISIONS

Consented/Revised Plan Comparison - Ground Floor



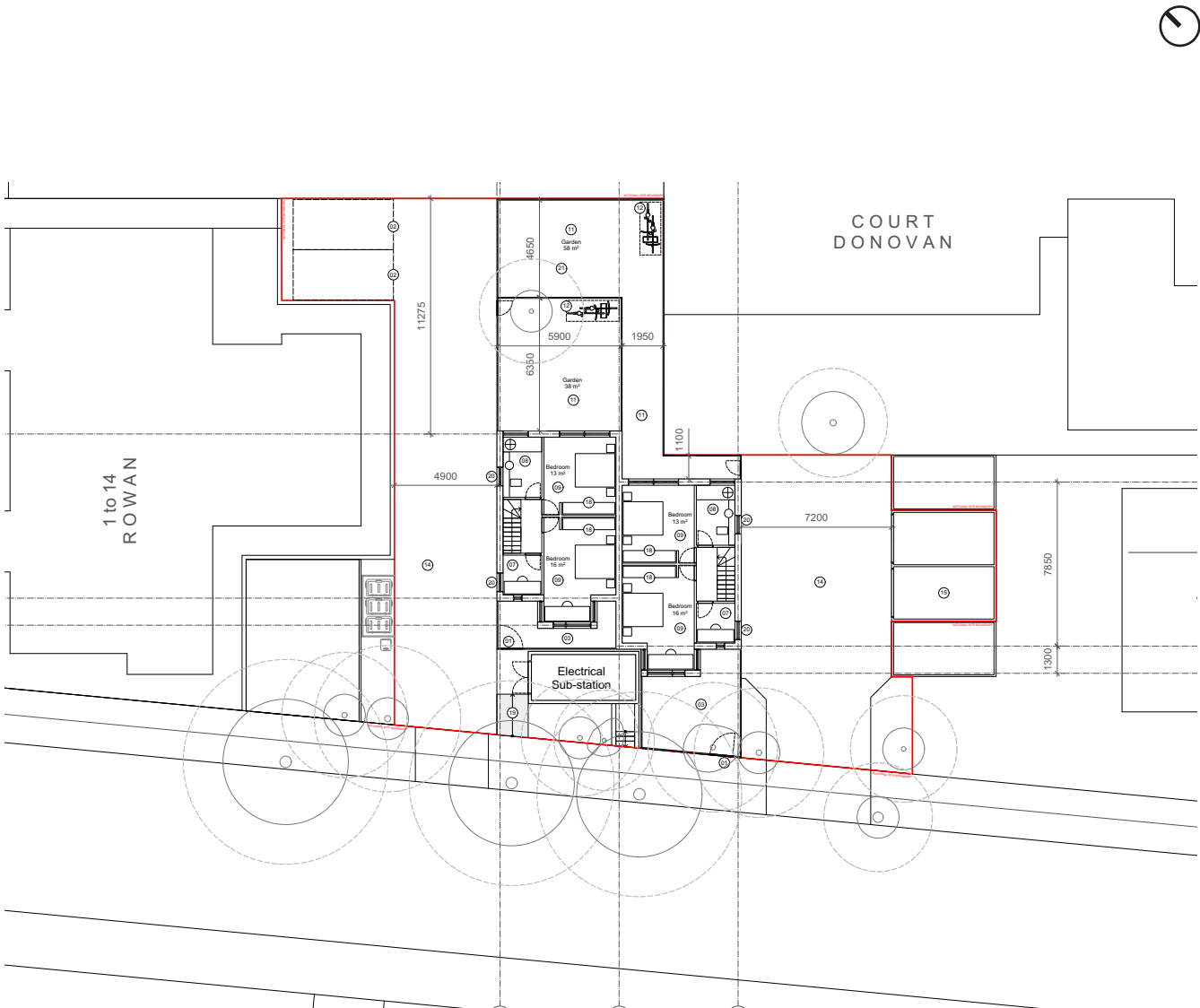
Consented Ground Floor Plan NTS



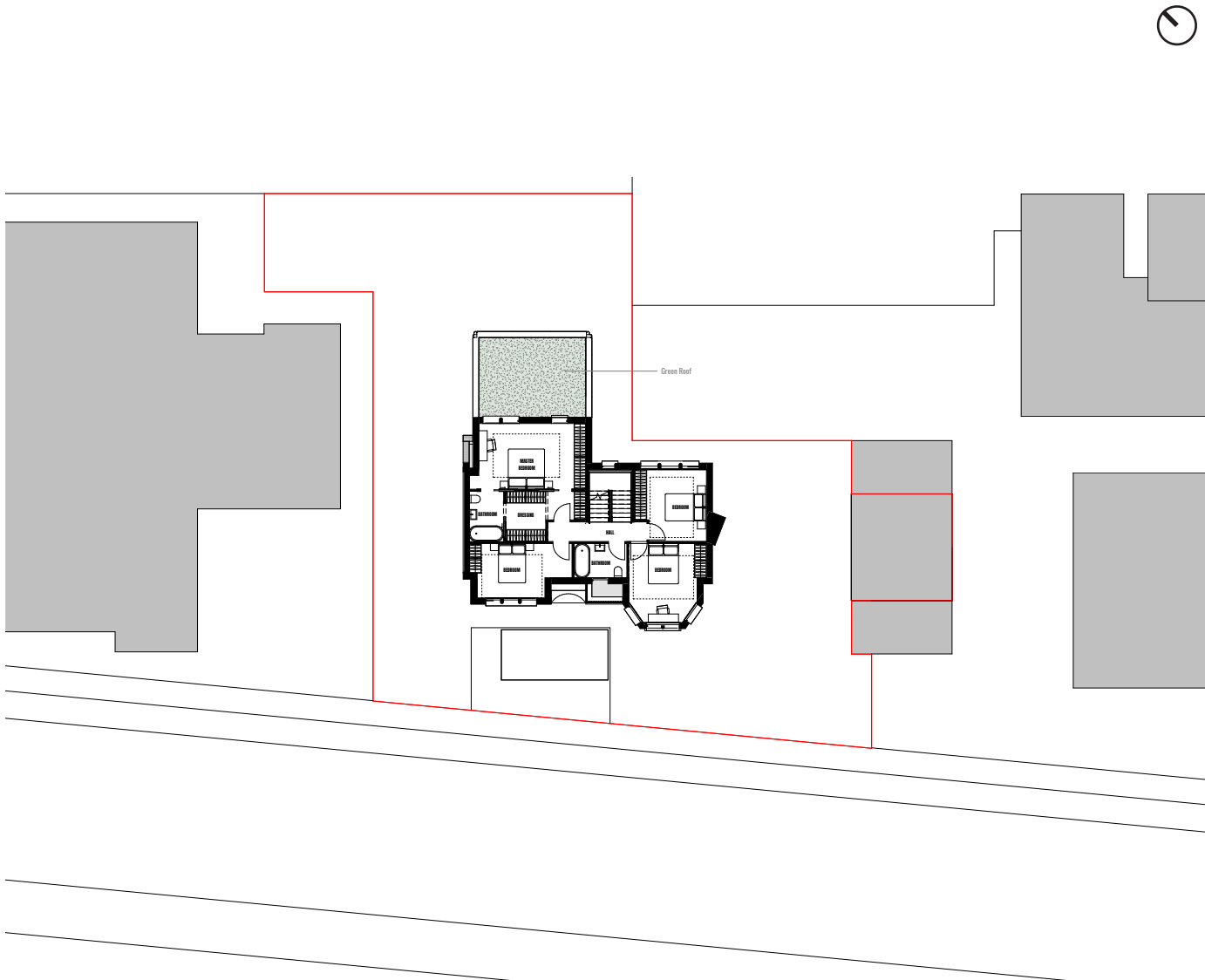
Proposed Ground Floor Plan NTS

3.0 PROPOSAL REVISIONS

Consented/Revised Plan Comparison - First Floor



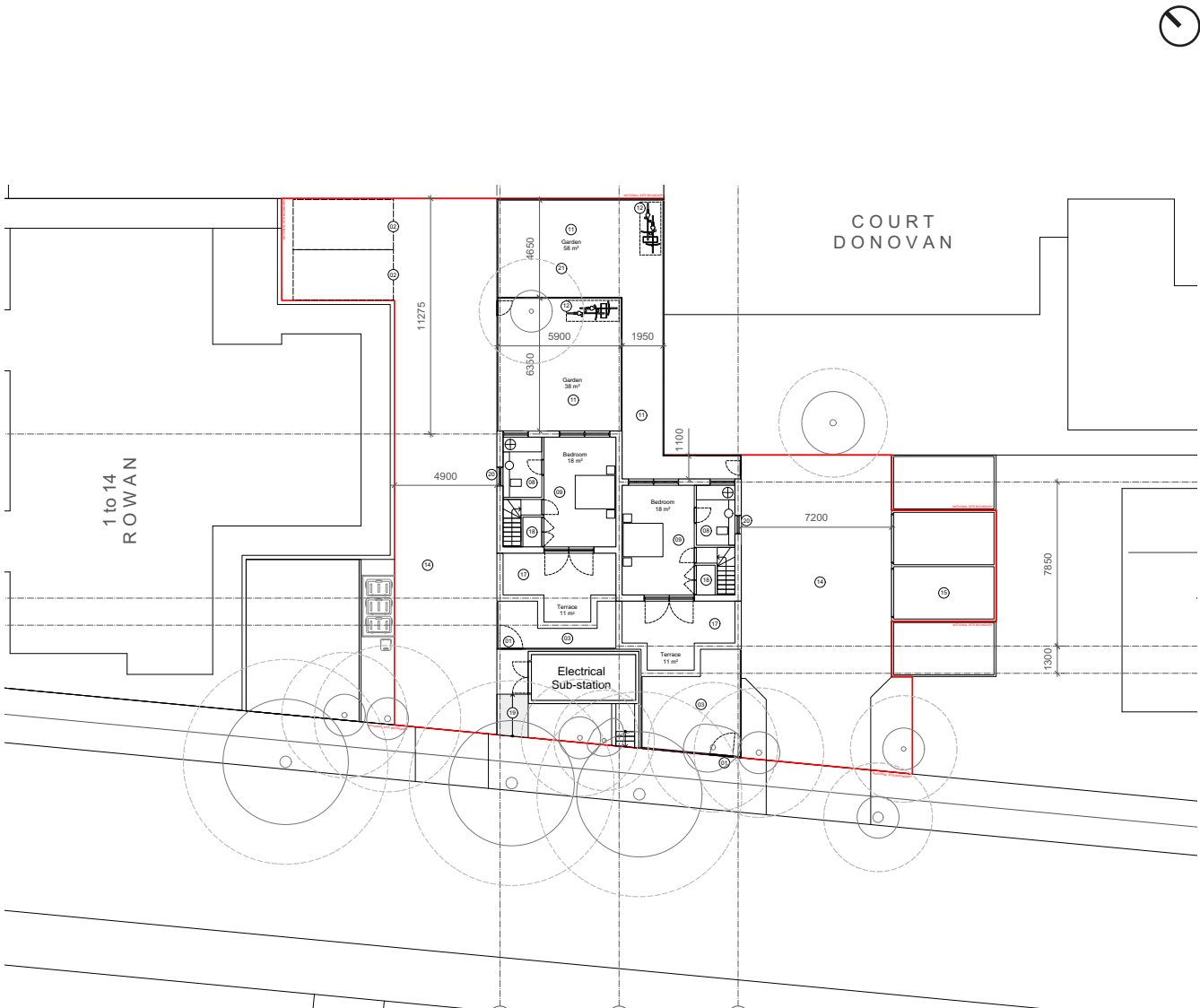
Consented First Floor Plan NTS



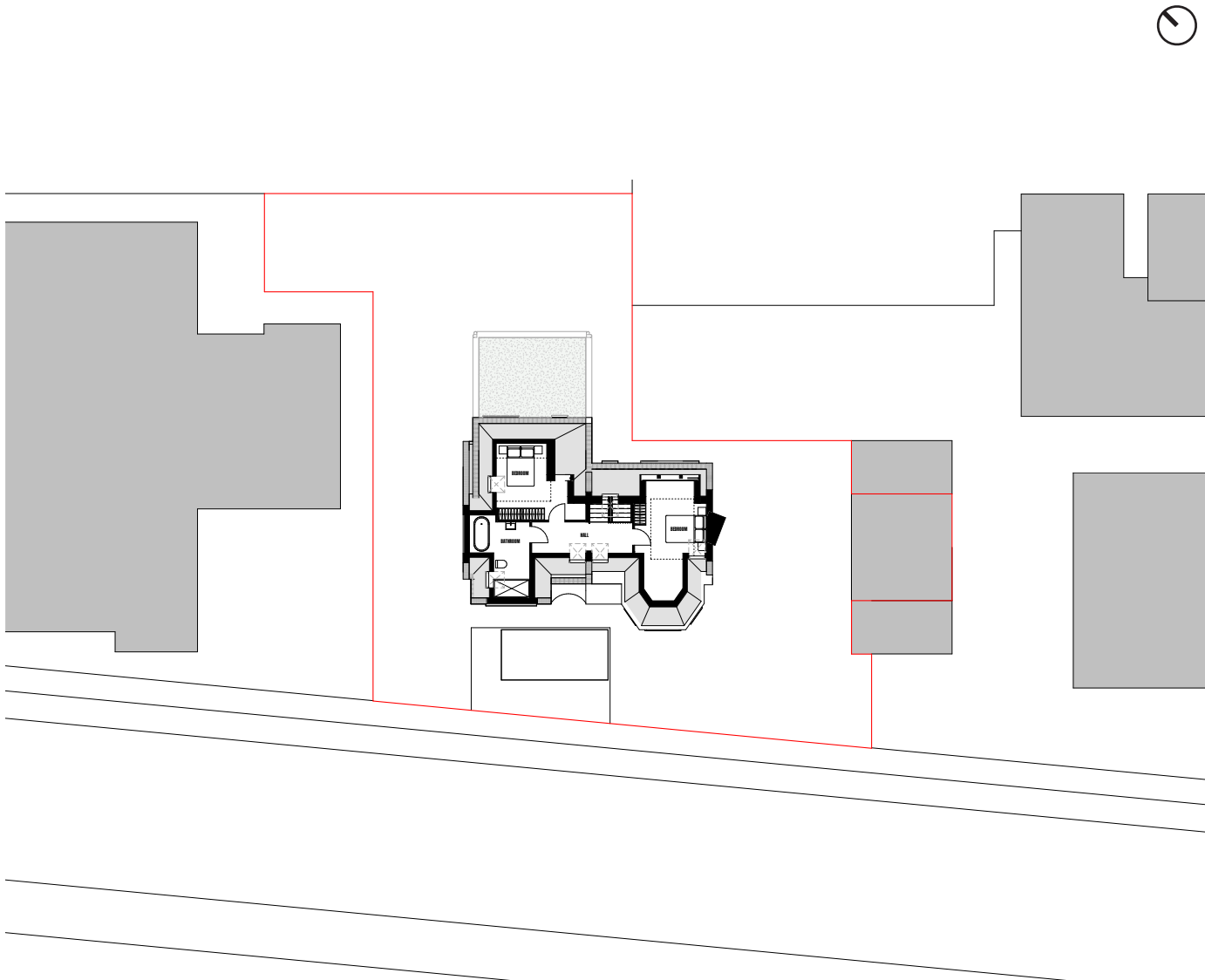
Proposed First Floor Plan NTS

3.0 PROPOSAL REVISIONS

Consented/Revised Plan Comparison - Second Floor



Consented Second Floor Plan NTS



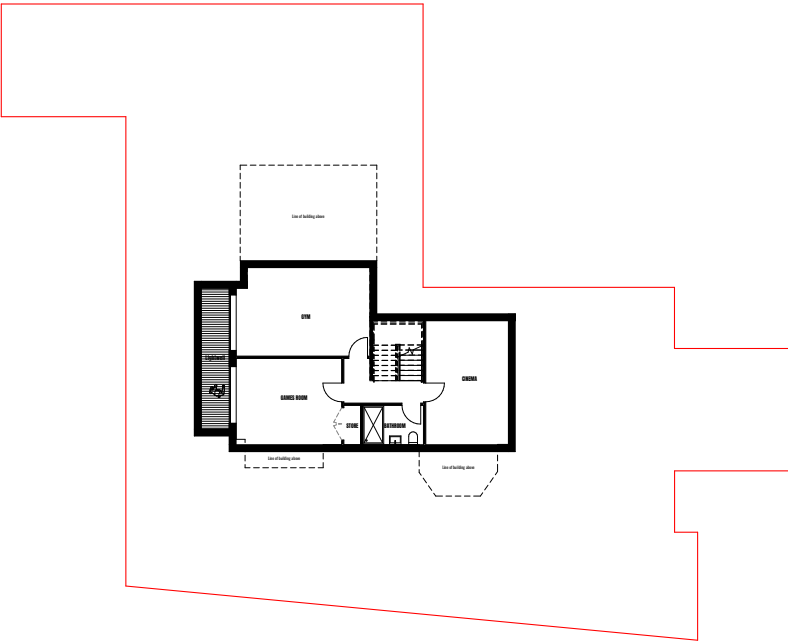
Proposed Second Floor Plan NTS

3.0 PROPOSAL REVISIONS

Revised Scheme - Basement Floor

Meeting London Borough of Haringey’s Policy DM18

The site is located in Flood Zone 1, meaning it is a low risk of flooding. The basement will be smaller than the overall footprint of the property, and so will not impact the ecological potential of the rear garden, any trees, or the structural integrity of neighbouring properties (being a good distance away from the nearest foundation). It will not contain habitable rooms. The proposals will be subject to the full suite of technical analysis prior to submission of the planning application, to ensure there are no structural impacts arising and to ensure compliance with Policy DM18.



Proposed Basement Floor Plan NTS

3.0 PROPOSAL REVISIONS

Proposal Site Layout

Scale, Height and Massing

The scale and massing of the approved scheme has been altered to be clearly articulate the building as two stories with an inhabited roof level to be more inkeeping with the prevailing language of the conservation area. The facade facing onto Methuen Park is reconfigured to allow for a greater offset from the substation. It has been developed with reference to reports from the consented scheme in the following:

- Arboriculture
- Daylight and sunlight

This has enabled us to ensure that the proposal does not have a detrimental impact upon:

- Trees located on the site
- The residents of neighbouring properties
- The streetscape of Methuen Park

The proposed development as a whole sets out a clear hierarchy to the proposed house and its arrangement on the site. The layout makes use of the sloping nature of the site as well as considering the established layout of houses along Methuen Park. The site has a generous frontage to Methuen Park, appearing as a gap in the streetscape. The site then extends behind Methuen Park in an irregular shape. All sides of the site are bounded by neighbouring properties gardens or accessways.

Accommodation

The scheme is entirely residential and proposes one family home.

The number of units from the consented scheme has reduced from two to one and the GIA and amenity area has altered as part of the redesign.

The proposed residential unit have been designed to meet or exceed the space standards set out in the London Plan and in national policy within Building Regulations Part M4.

The proposal has its own private amenity area to meet the London Housing SPG standards.



Proposed site plan NTS

3.0 PROPOSAL REVISIONS

Proposed Accommodation

Density

The family home has been designed to accommodate a family of five children and one grandparent on the site of 12 existing garages. In addition to the requirement to have the requisite habitable and storage accommodation and space to support intense work from home demands, the house is also to be of high architectural merit with solid environmental credentials.

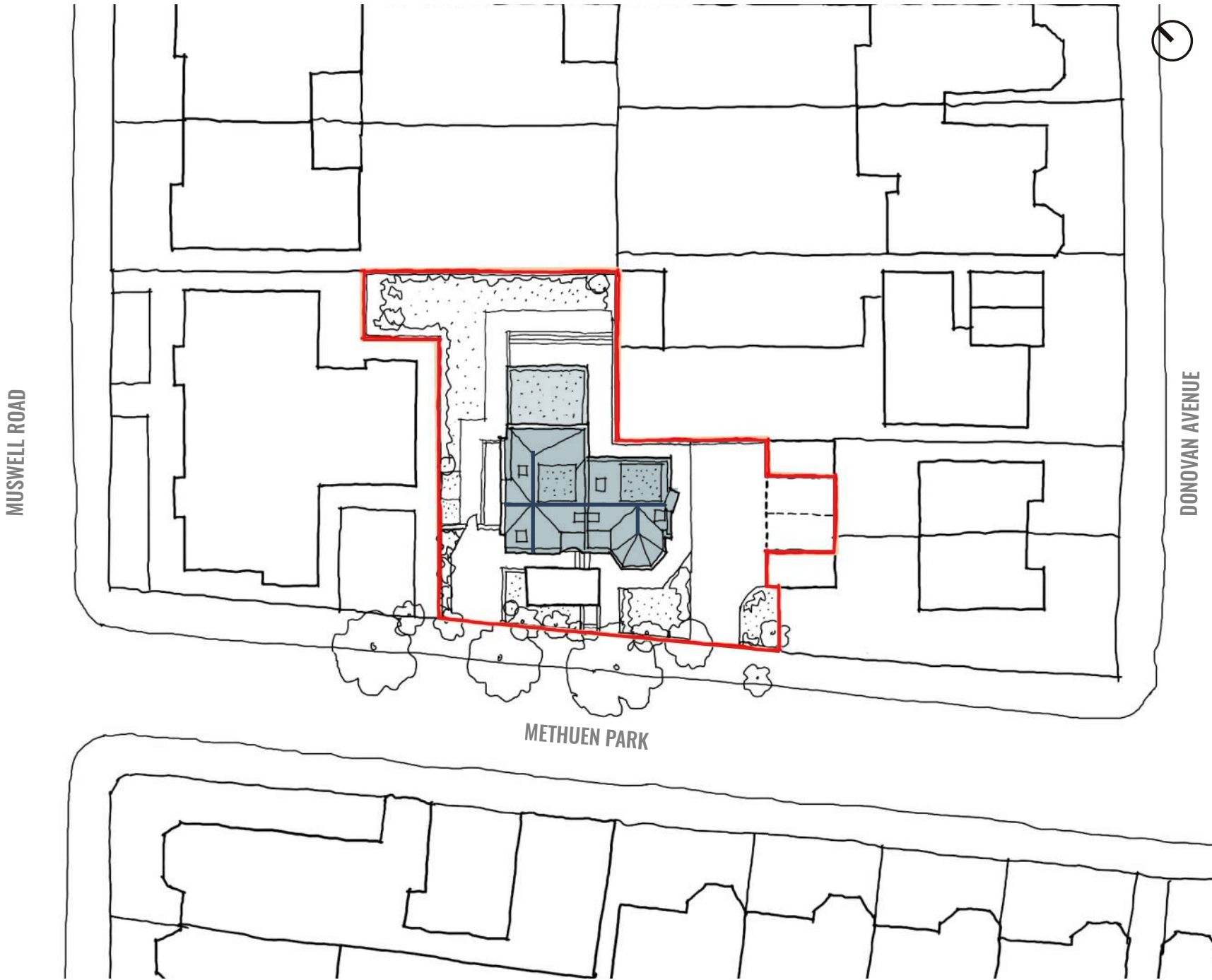
Consented Area Schedule

Unit No.	Bed / Person	GIA (m2)	Amenity (m2)
Houses			
Flat 3B A	2b 4p	111m2	38m2
Flat 3B B	3b 5p	111m2	58m2
Total		222m2	

Proposed Area Schedule

Unit No.	Bed / Person	GIA (m2)	Private Amenity (m2)
House			
LOB	6b 8p	76m2	9m2
L00		110m2	172m2
L01		85m2	
L02		48m2	
Total		319m2	

- Site Boundary
- 2.5 storey mass
- 1 storey mass
- Primary ridgelines



Proposed accommodation diagram NTS

3.0 PROPOSAL REVISIONS

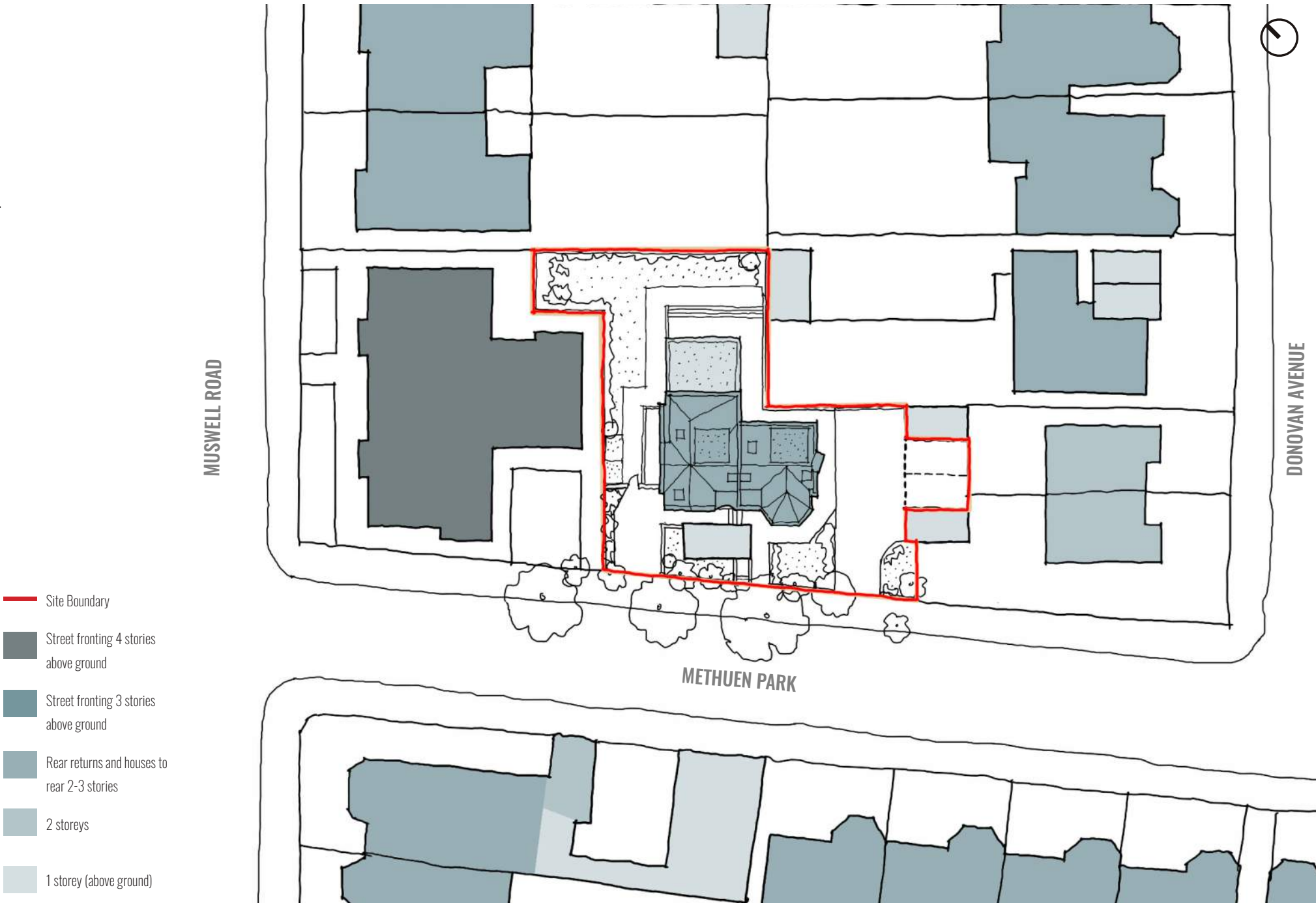
Proposed Scale

Scale

As with the consented scheme, the revised development respects and considers the existing site levels and established building lines, along with privacy and light to neighbouring properties, which has informed the design of the proposed building. The scale of the building remains similar, with the footprint and envelope amended slightly, to enable appropriate floor to ceiling heights and a suitable offset from the substation.

It should be noted that 1 - 14 Rowan is composed of 4 storeys to the street frontage and is subdivided into flats.

The adjacent drawing shows the established building line and pattern and demonstrates how the proposal stitches into these. By taking this approach, the design not only maintains the established grain of buildings but in turn responds to light and privacy of neighbouring properties by being appropriate in scale to the surrounding buildings.



Proposed scale diagram NTS

3.0 PROPOSAL REVISIONS

Dwelling Size

Plot Size Ratios

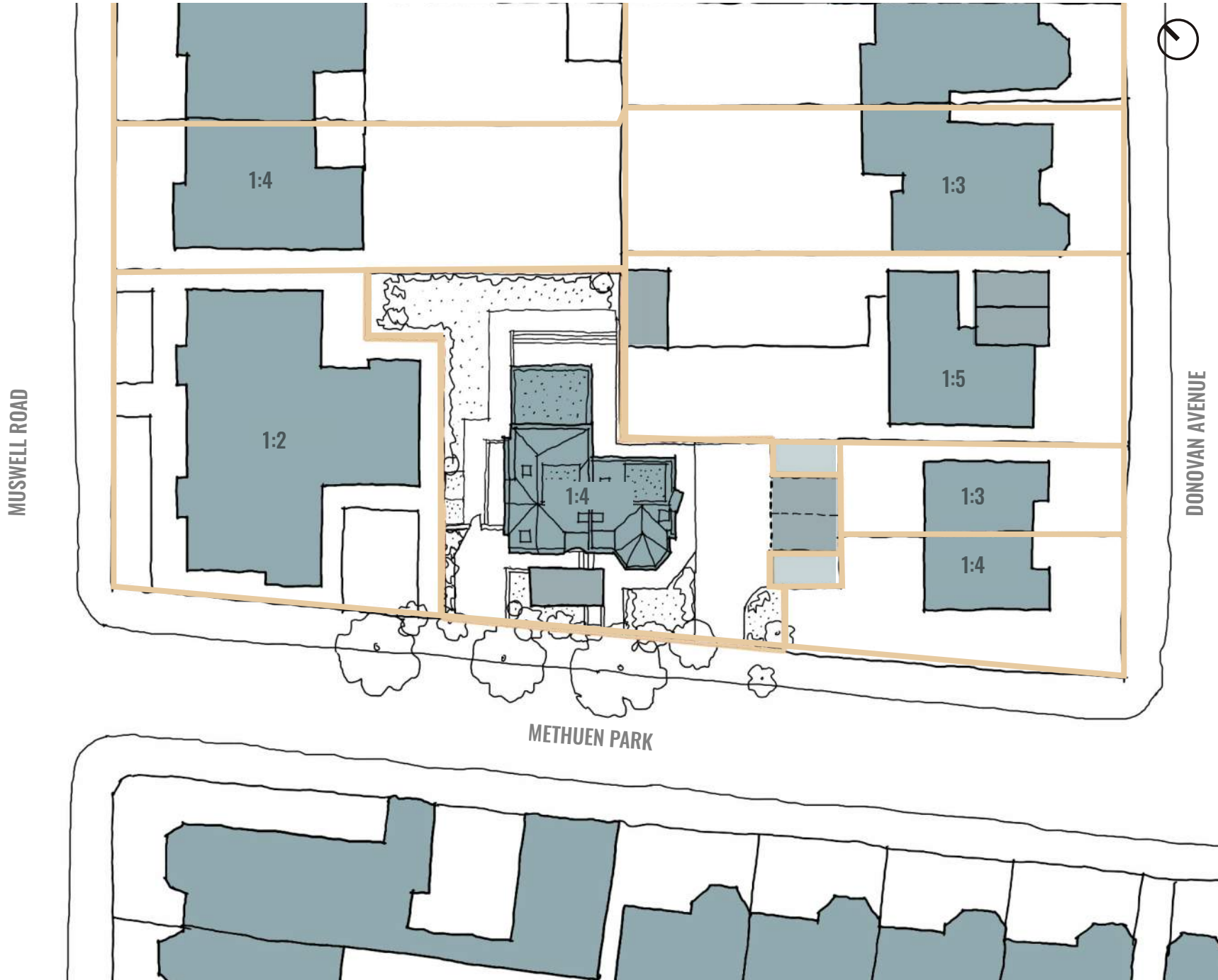
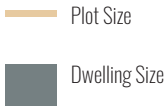
The proposed plot size to dwelling size ratio is 1:4 which serves to maintain the prevailing character of the area, (apart from the larger 1-14 Rowan which is noted in the Muswell Hill conservation area character appraisal as being a detractor so has been discounted as good precedence for the purpose of this analysis).

Development Footprint & Set Back

A minor point raised by the design officer during the pre-app in November 2022 noted the plan form of the current proposal did not follow the geometry to the street as it was not parallel to the other properties on the road. The setback from the highway is longer from the typical property on the road.

There are a number of reasons for the proposed siting of the dwelling on the site, including;

1. The proposed mass aims to respect the footprint of the previously approved scheme as an generally appropriate amount of development
2. The existing substation creates an awkward constraint to the street facing elevation, increasing the set back from the street.
3. The projecting chamfered bay helps to restore more typical proportions to the grain of the plan, creating an offset of circa 4.5m from the pavement boundary, where dimensions of 4 - 5m can be found to the adjacent buildings
4. This offset creates more space for soft landscape to crate an appropriate setting for the house, responding to pre app advice.



Proposed plot to dwelling size ratio NTS

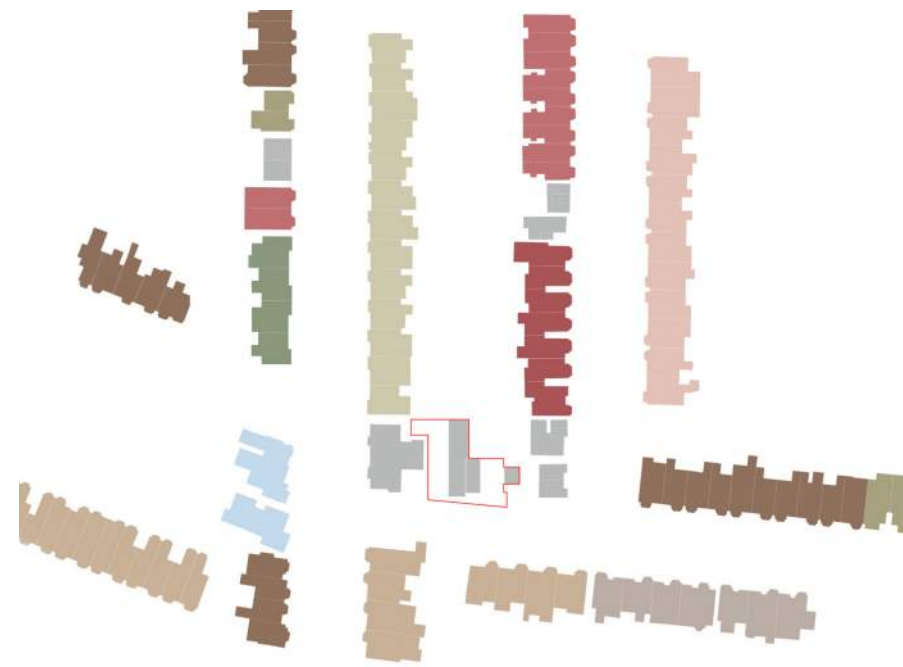
4.0 DESIGN PRINCIPLES

Conservation Area Character

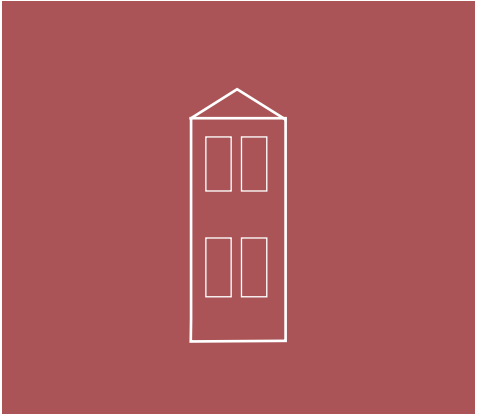
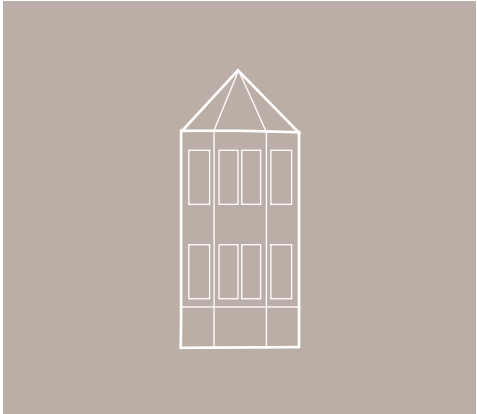
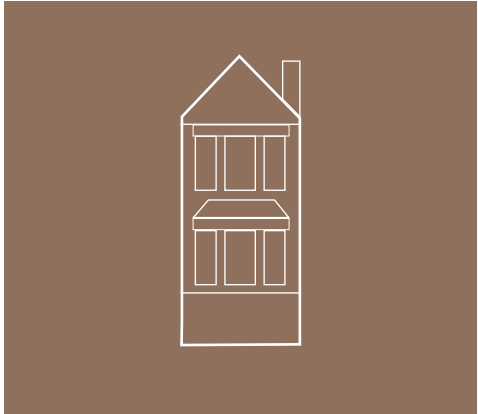
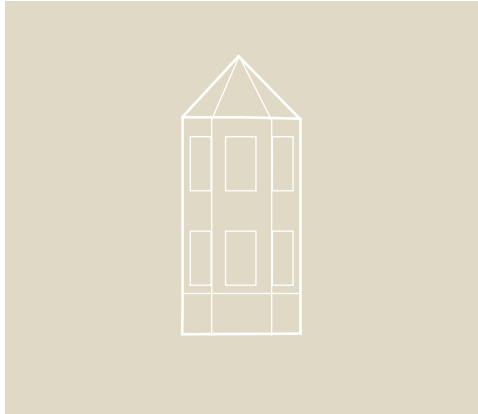
Building Analysis

A detailed review was undertaken of key building types which characterise the Muswell Hill Conservation Area. A strong terrace language permeates the surrounding streets with distinctive repeating house types along each run.

These pages of analysis highlight the key characteristics of each terrace run. This understanding then informs a suitable design language to resolve the unusual nature of the gap site, working to harmonise an eclectic mix of house types.



Noli plan illustrating surrounding terrace identities



TYPE 1

- The opposing terrace to the site includes:
- Chamfered bays
 - Projecting porch
 - Stucco plinth base datum
 - Window cill and head details
 - Pitched roof
 - Chimneys



TYPE 2

- The parallel terrace to the site:
- Narrow gabled bays
 - Three windows to bay
 - Ground floor chamfered projecting bay
 - Shallow arched front door
 - Decorative gable detail
 - Stucco base detail
 - Window head and vertical pier contrasting detail
 - Visible chimneys



TYPE 3

- Methuen Park terrace in close proximity to the site:
- Chamfered bay
 - Projecting porch integrated with bay and balcony detail
 - Expressed party wall
 - Two windows to chamfered bay
 - Contrasting base detail
 - Horizontal details connecting fenestration



TYPE 4

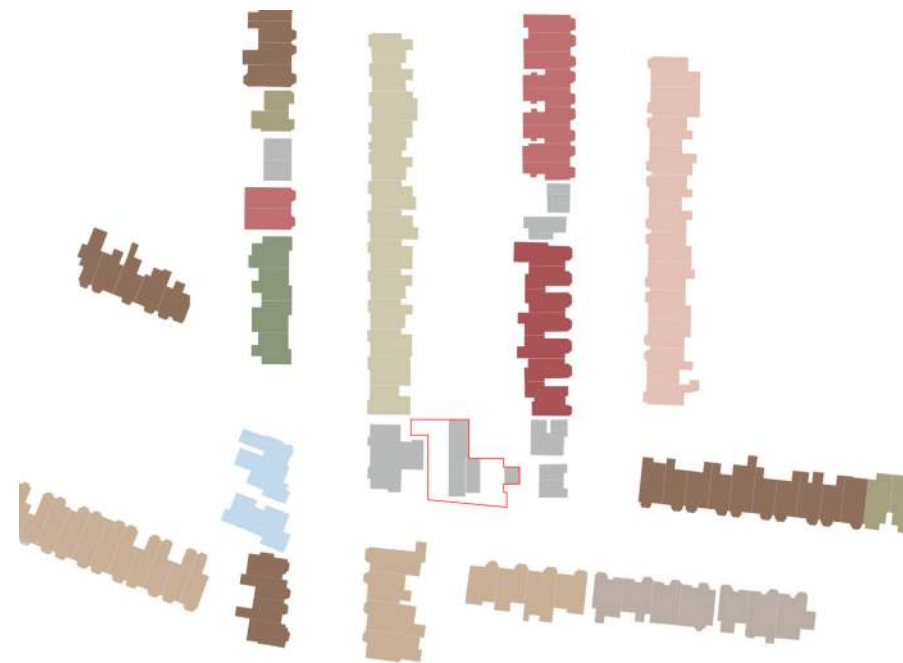
- Donovan Avenue perpendicular to the site has a series of larger properties and the example shown above is of particular relevance as it is a detached example that is inkeeping with the adjacent terrace:
- Chamfered bay and pitched narrower bay
 - Expressive arched opening
 - Curved garden walls emphasising the entrance
 - Head and cill details to windows

4.0 DESIGN PRINCIPLES

Conservation Area Character

Building Analysis

The streets adjacent to the site have a clear character created largely from terraces of repeated housing types with individual personalities. The colours in the plan below represent the blocks of each character type with examples of each included on the adjacent page.



Noli plan illustrating surrounding terrace identities



TYPE 5

- Donovan Avenue terrace run:
- Pitched bay with three windows
 - Integrated porch detail with terrace above and side bay
 - Party wall expression with chimney
 - Vertical detail to pair windows



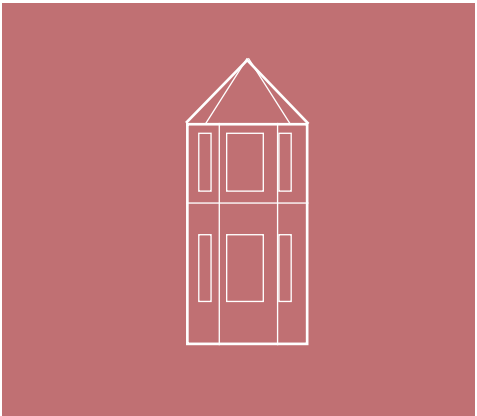
TYPE 6

- Muswell Road properties:
- Triple window to bay with gable
 - Arched entrance door
 - Head detail with verticals to unify windows
 - Chimney



TYPE 7

- Muswell road properties:
- Pitched bay with gable detail and oriel window
 - Trip window order to flat bay and chamfered piece
 - Arched front door opening and window above
 - Stucco base detail
 - Horizontal eaves connecting detail



TYPE 8

- Quirky Donovan Avenue properties:
- Chamfered bays with alternating roof conditions
 - Expressive porches to entrances
 - Expressed party walls and chimneys

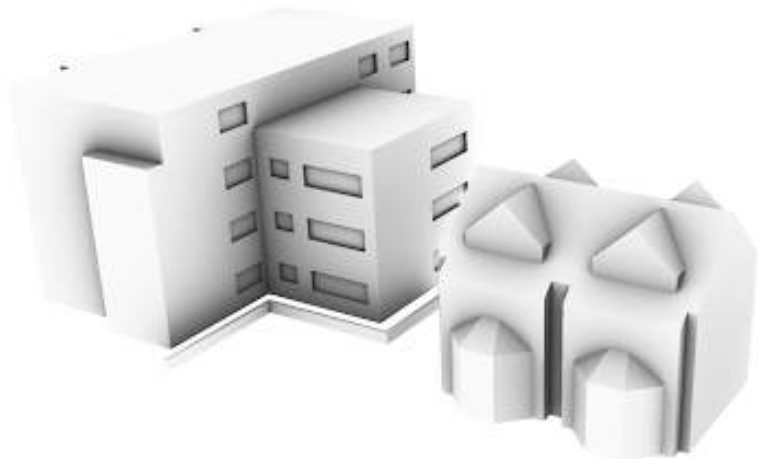
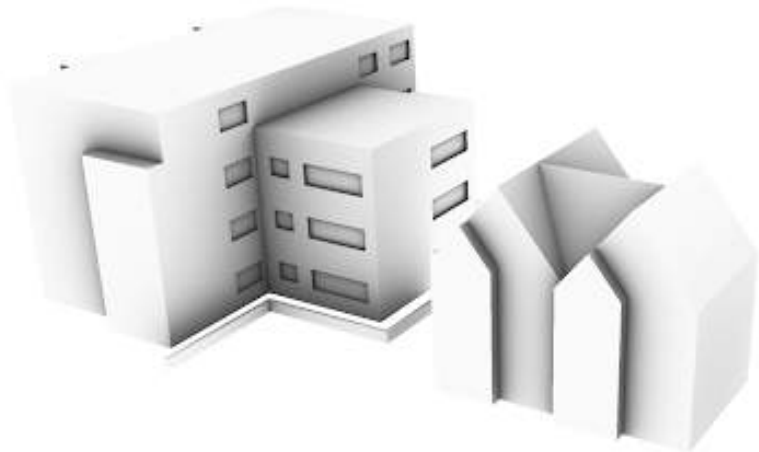
4.0 DESIGN PRINCIPLES

Initial Typology Testing

Testing Appropriate Housing Typologies

The preceding analysis informed some initial massing studies illustrated on this page which take cues from the terrace typologies found near the site.

The figure ground shown for the new site proposals is informed by the scale of the adjacent properties, particularly the bay projections which break down the massing.



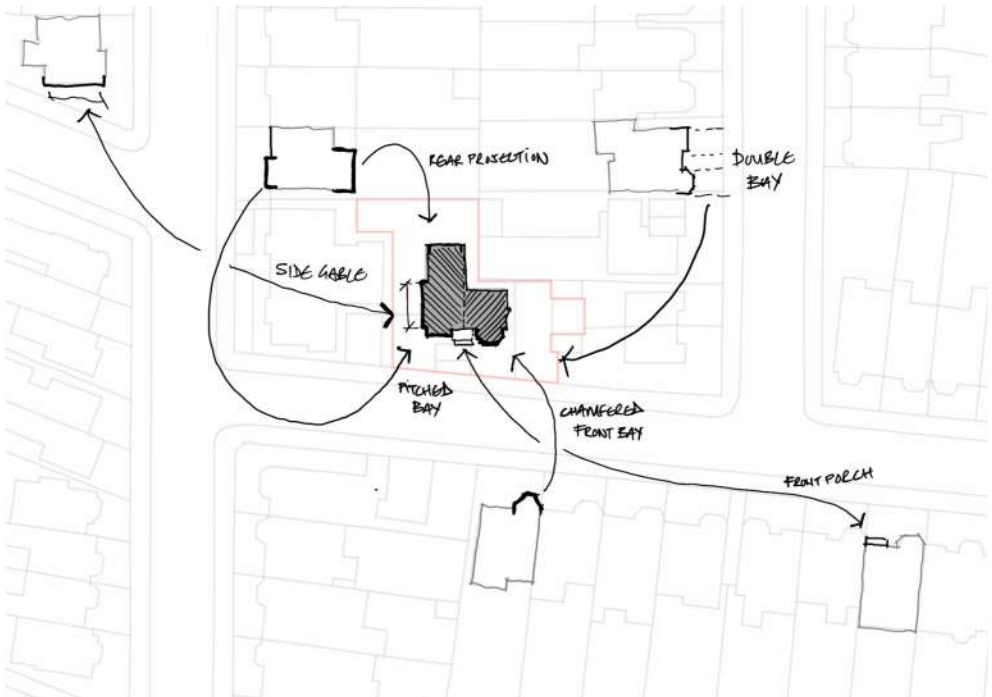
Semi detached housing typology massing studies

4.0 DESIGN PRINCIPLES

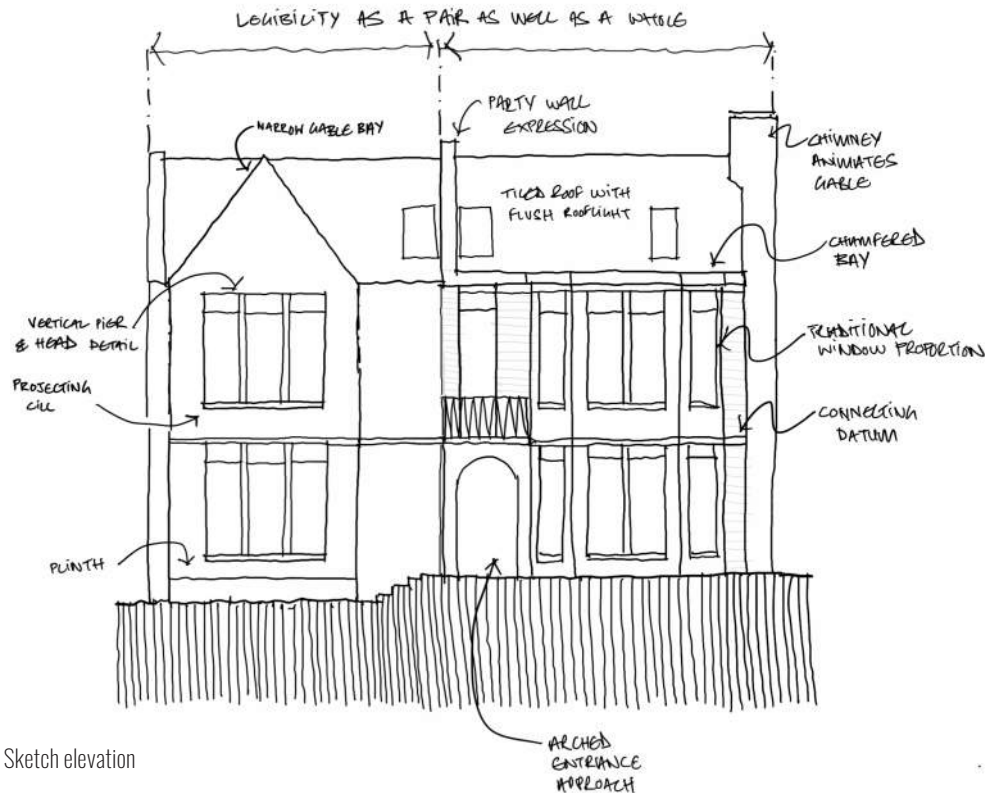
Conservation Area Character

Design Development Sketches

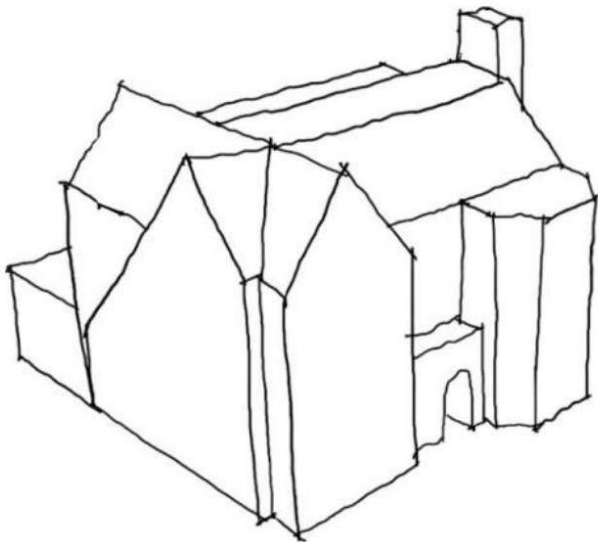
The surrounding properties have provided a range of references to inform the development of the scheme in plan, elevation and 3D design gestures. Due to the width of the plot, it is important that the principal elevation can read as two masses whilst also working as a whole, to tie in with the prevailing urban grain.



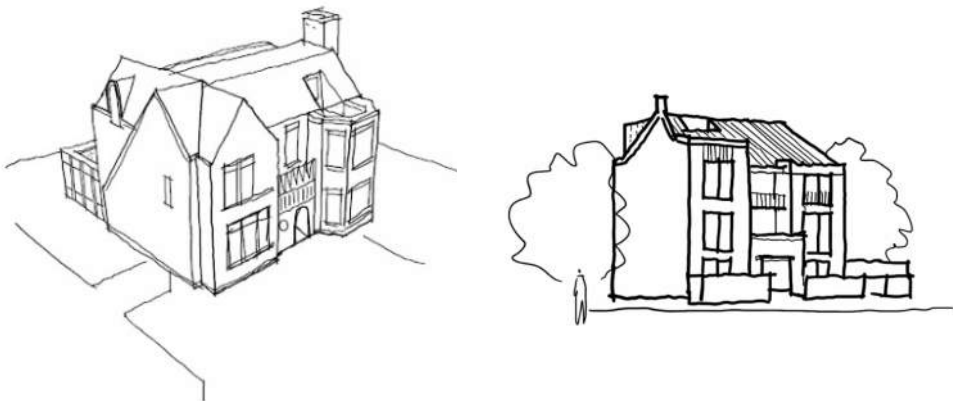
Urban grain sketch plan



Sketch elevation



Massing sketch studies



4.0 DESIGN PRINCIPLES

Pre-App Advice PRE/2022/0256

Date of Meeting: 14.11.2022

Mark Chan – Senior Planning Officer
Matthew Gunning – Team Leader
Richard Truscott – Design Officer
Elisabetta Tonazzi – Conservation Officer
Jonathan Ellis – Artform Group
Matty Hind – Artform Group
Paul Bailey – Downen Farmer Architects
Susie Taylor – The Planning Lab
Jesse Gharthey – The Planning Lab
Tony Keterman

A number of key points extracted from the pre-app advice letter:

- The **principle of residential development is acceptable** provided the proposal represents a high-quality design and materials that compliments the character and appearance of the surrounding area
- The design of the **current proposal is an improvement** over previous proposal
- Improvement to the existing townscape and landscaping of the site was needed (...) it is **important that the new frontage is complemented with the same level of design in its landscaping plan**
- The boundary treatment of the subject site should be more enclosing, without being fully exposed. **Green hedges or plants can be used to provide some enclosure.** However, it is important that the enclosure would not become a hard physical barrier for people accessing the property.
- Current proposal is a well-designed scheme on an overlooked piece of land, but the **design can be further refined** to better reflect and link the site to the character of the locality
- The flat roof on the octagonal bay was slightly awkward as it made the top felt like it needed a bit more weight. The **design of the bay roof need more work** and the Applicant is encouraged to take cues from the surrounding properties for the roof design.
- [Regarding the front boundary] suggested to use the clinker brick or similar appearance material for the enclosure or match the local brick.
- The separation distances ensure that the siting, massing and scale of the property would not impact light, outlook or be visually overbearing in appearance when viewed from the rear windows and gardens of neighbouring properties.
- Whilst an additional 5 vehicles seeking to park on street would increase overall parking stresses, this would be by a minor degree and there was sufficient spare spaces available to easily accommodate the uplift.

Key design developments taken forward

1. **Chamfered bay roof detail** - develop an option to 'finish' the chamfered bay, better referencing the existing context
2. **Landscape scheme** - develop an updated scheme to develop language of walls relating to the character of the conservation area and add more vegetation to soften the approach views whilst providing a sense of enclosure and reducing the impact of parking
3. **Context** - enhanced context modelling to provide a more realistic setting for the proposed views of the scheme to ensure to design proposal is inkeeping with the local character



Visuals tabled at the November Pre App

4.0 DESIGN PRINCIPLES

Design Development



Withdrawn Scheme

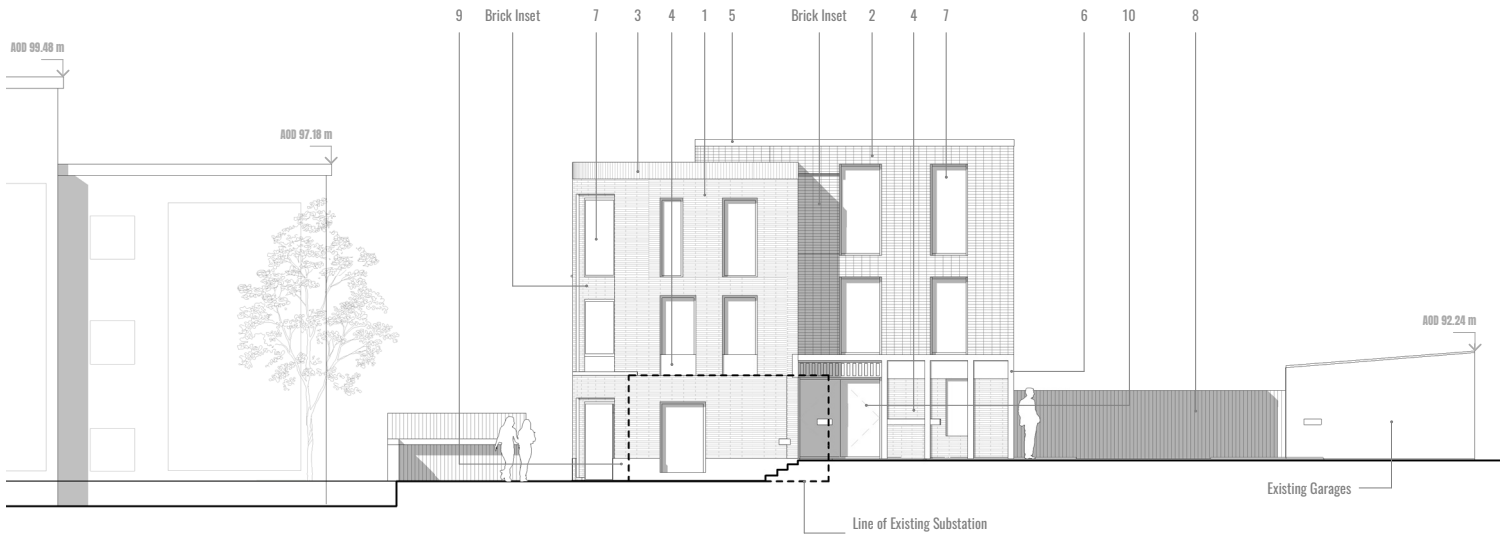
Please note: A number of existing context trees have been hidden to allow for a better view of the for a fuller understanding



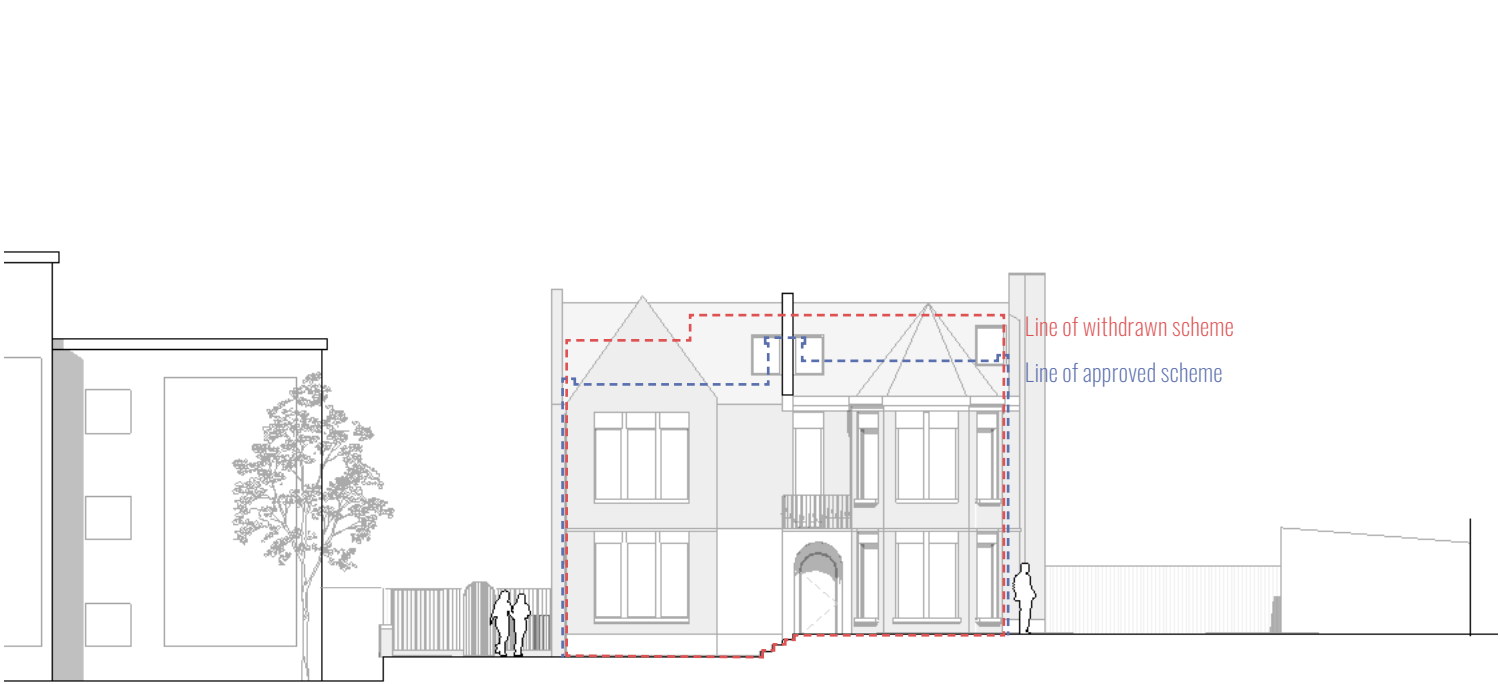
Updated Scheme

4.0 DESIGN PRINCIPLES

Design Development



Withdrawn Scheme



Updated Scheme

5.0 THE SCHEME

Street Elevation

Building Appearance

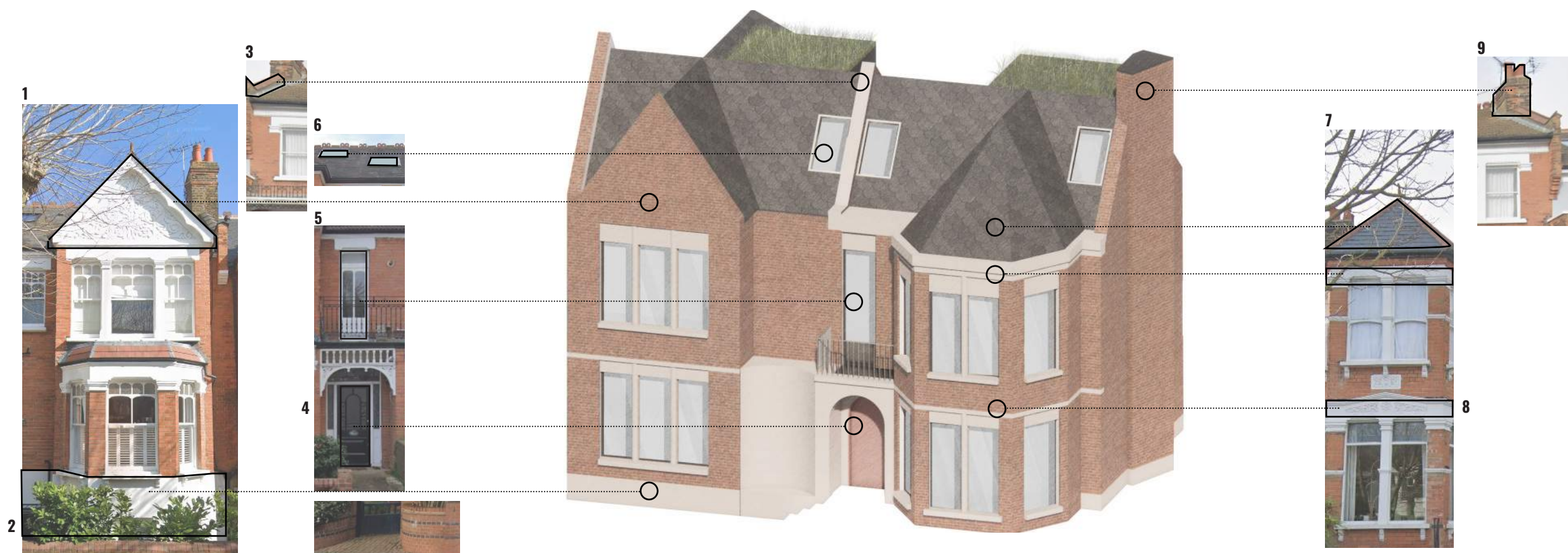
Specific attention has been given to the sympathetic use of high quality durable materials together with a design that positively responds to the characteristics of the immediate neighbourhood and conservation area, both in terms of form and materiality. A lengthy design process has resulted in a design that architecturally enhances the conservation area by complementing the language, rhythm and scale of the existing streetscape.



Revised Front Elevation from Methuen Park NTS

5.0 THE SCHEME

Referencing the Local Context



Conservation area references

Proposal axo diagram

Conservation area references

Character Palette

A minimal palette of materials has been proposed for the scheme consisting of a red brick pointed with a mortar of a similar tone, a light buff cast stone and blue grey roof tiles.

Studying the design features of the buildings predominant in this part of the conservation area has informed a contemporary translation of these traditional proportions.

The scheme utilises a double bay which can be found with a number of more stand-alone properties in the area (such as No. 1 Donovan Avenue) that still reference back to the longer terrace runs. One of these gables is a narrow pitched type similar to properties found on the same side of Methuen Park whilst the other bay uses a chamfered language to speak to the properties opposite.

Windows have been paired and tripled using a stone pier detail which references the coupling of windows within the period houses.

- 1 Narrow pitched bay
- 2 Expressed plinth
- 3 Party wall detail
- 4 Arched porch main entrance
- 5 Narrow door to terrace with metal railing
- 6 Rooflights in pitch roof
- 7 Tile roof
- 8 Chamfered bay with central window pairing
- 9 Chimney breaking the roof line

5.0 THE SCHEME

Methuen Park Looking South



Please note: A number of existing context trees have been hidden to allow for a better view of the scheme for a fuller understanding

5.0 THE SCHEME

Carefully Proportioned Fenestration

Mirroring Tradition

As this proposal is situated on a gap site, it is important it positively contributes to the streetscape and compliments the opposing elevation. The adjacent study shows how the fenestration has been sized and arranged to create a harmonious relationship and propose a building which feels part of the conservation area.



5.0 THE SCHEME

Street Facing Approach



Please note: A number of existing context trees have been hidden to allow for a better view of the scheme for a fuller understanding

DOWEN FARMER ARCHITECTS

4.0 DESIGN PRINCIPLES

Street Elevation Precedents



5.0 THE SCHEME

Street South Approach



Please note: A number of existing context trees have been hidden to allow for a better view of the scheme for a fuller understanding

DOWEN FARMER ARCHITECTS

5.0 THE SCHEME

Proposal Amenity

House Amenity

- The proposed house has been provided with over 150 sqm of private amenity space at ground level. This meets Haringey's residential space standards and by virtue of this sections of PPS3 (para. 16-17) and London Plan guidance on amenity space.
- Simple yet considered planting schemes with lawns, planted beds and external seating areas provide good quality outdoor spaces.

Private Garden

- It will be set away from the street (and any parking) therefore requires minimal screening.
- The majority of the garden will be easily accessible to all occupants via an accessibly designed walkway from the western driveway
- It will be overlooked by habitable rooms within the house ensuring safety and surveillance. The garden will be set back from the road through gated access providing an additional level of security for residents.
- The retention of existing trees helps to provide a good quality outdoor space.



Amenity & garden plan NTS



Soft landscape



Green roof



Paving



Tarmac



Existing trees retained

5.0 THE SCHEME

Landscape Strategy

Introduction

The landscaping scheme focuses on four main areas: amenity space, biodiversity, SuDS and hard landscaping.

1. Amenity

- Over 150sqm of private amenity space has been allowed for within the scheme.
- This will be primarily lawn with planted beds edging access routes and the fence lines.
- These beds are to be planted with shrubs and perennials. Utilising hardier species and good ground cover to minimise maintenance.

2. Biodiversity and SuDS

- The landscaping strategy for Biodiversity and SuDS sit hand in hand. The specification of biodiverse green roofs across the site provide an opportunity to create biodiversity and increase water attenuation.
- Biodiverse green roofs on reasonably shallow substrates can be highly successful with minimum maintenance once established. With appropriate native (or non-native) plant selection for the sites biodiverse roofs can become a haven to many species of insect and invertebrate, consequently improving the local biodiversity. These will be located on the three flat roofs of the house.
- The addition of new habitats can also being implemented into the scheme easily and economically to further improve the local biodiversity. This could include bat roosting bird nesting boxes, and insect and invertebrate hibernacula. A shallow pool can be incorporated in the roof and if lined with pebbles will become a draw for birds to drink and bathe.
- Green roofs will also provide a good level of water attenuation across the site reducing the loss of permeable surfaces.
- The existing site is in poor condition and the proposal seeks to improve the sites biodiversity through the integration of a good quality landscaping scheme providing lawns, planted beds and green roofs.

3. Hard Landscaping

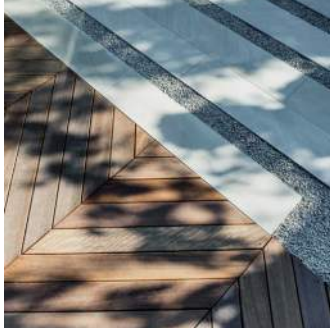
- Where possible, permeable surfaces have been retained to reduce water run off. Hard landscaping has also been kept to a minimum.
- Access to the front of the site is to be via porous tarmac driveways which will allow water to permeate through the ground reducing run off.
- Pedestrian access and a rear patio will be finished in paving slabs with appropriate drainage allowed for.



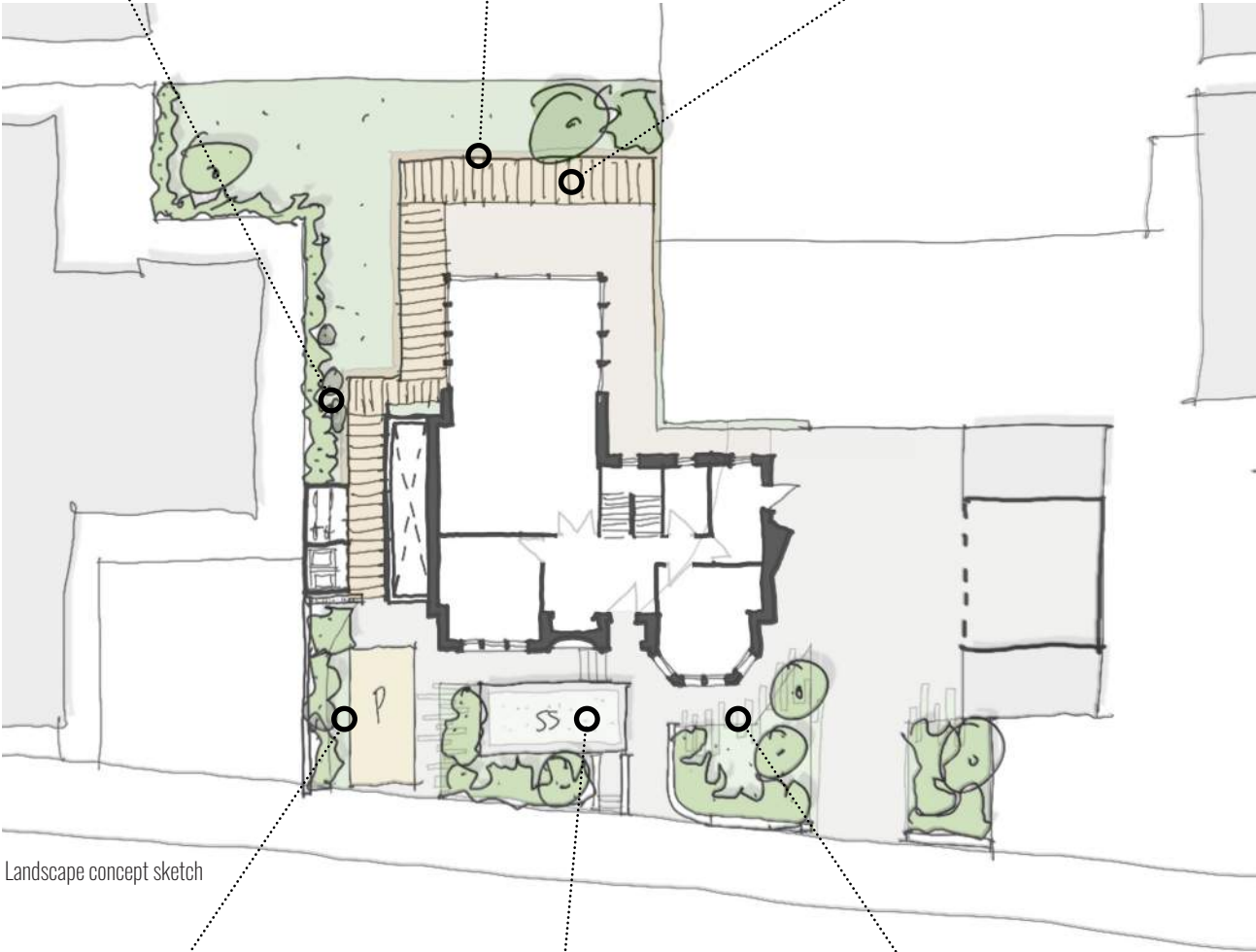
Perennials



Pebbled Perimeter



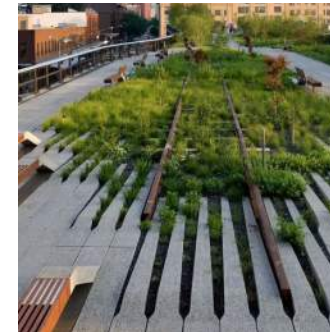
Considered paving



Low level planting

Sedum roof

Permeable Paving



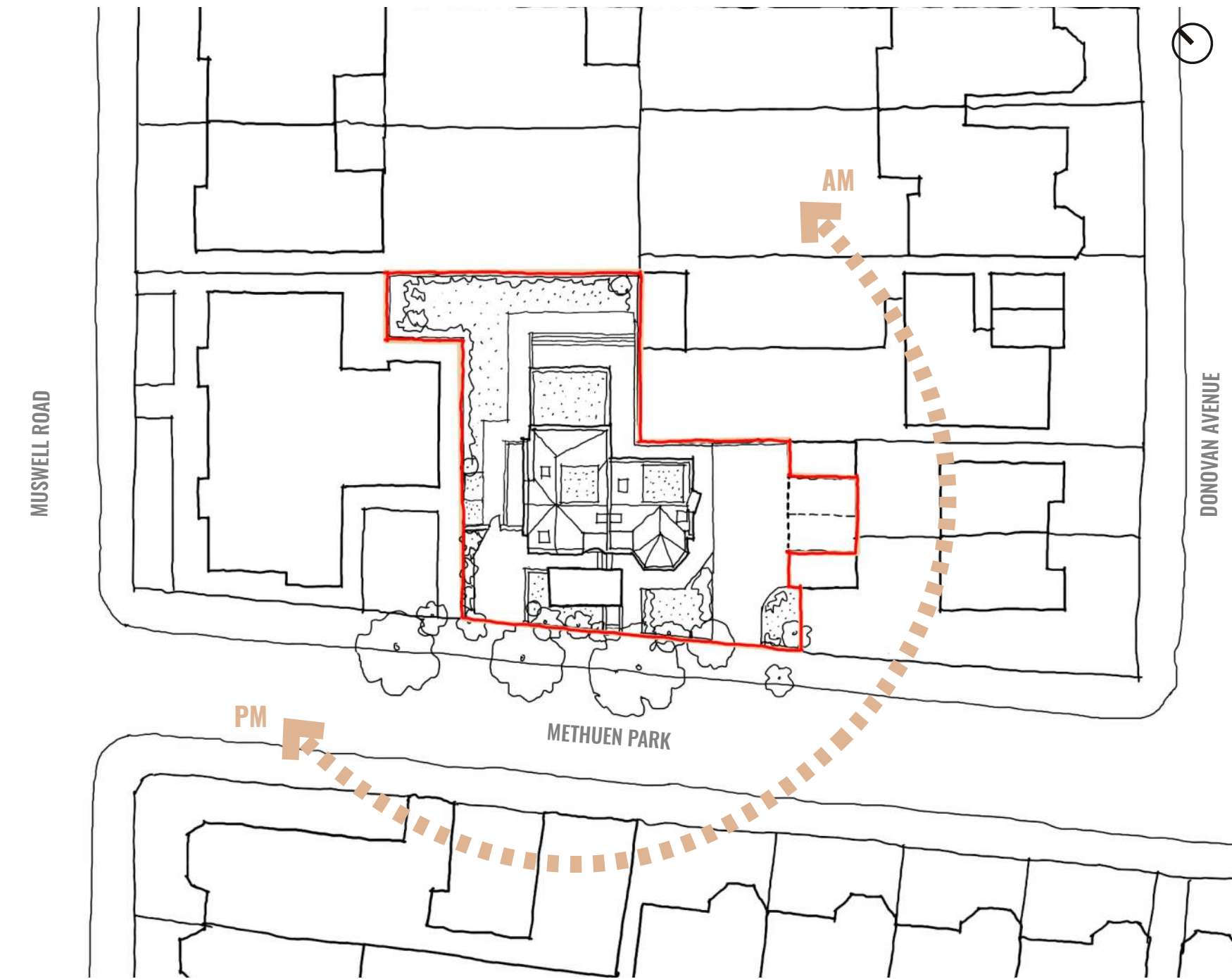
5.0 THE SCHEME

Daylight, Sunlight Assessment

Overview

The scheme approaches daylight and sunlight in two manners. The preservation of neighbouring daylight and sunlight and the creation of naturally lit spaces within the proposed dwelling. The house is set centrally in the site, away from neighbouring buildings. The continuation of an established building position and mass, and the stepping of the proposed building work to maximise daylighting whilst minimising overshadowing.

The supporting Daylight and Sunlight Report produced by JMR sets out how the proposal meets the requirements for neighbouring daylight and sunlight.



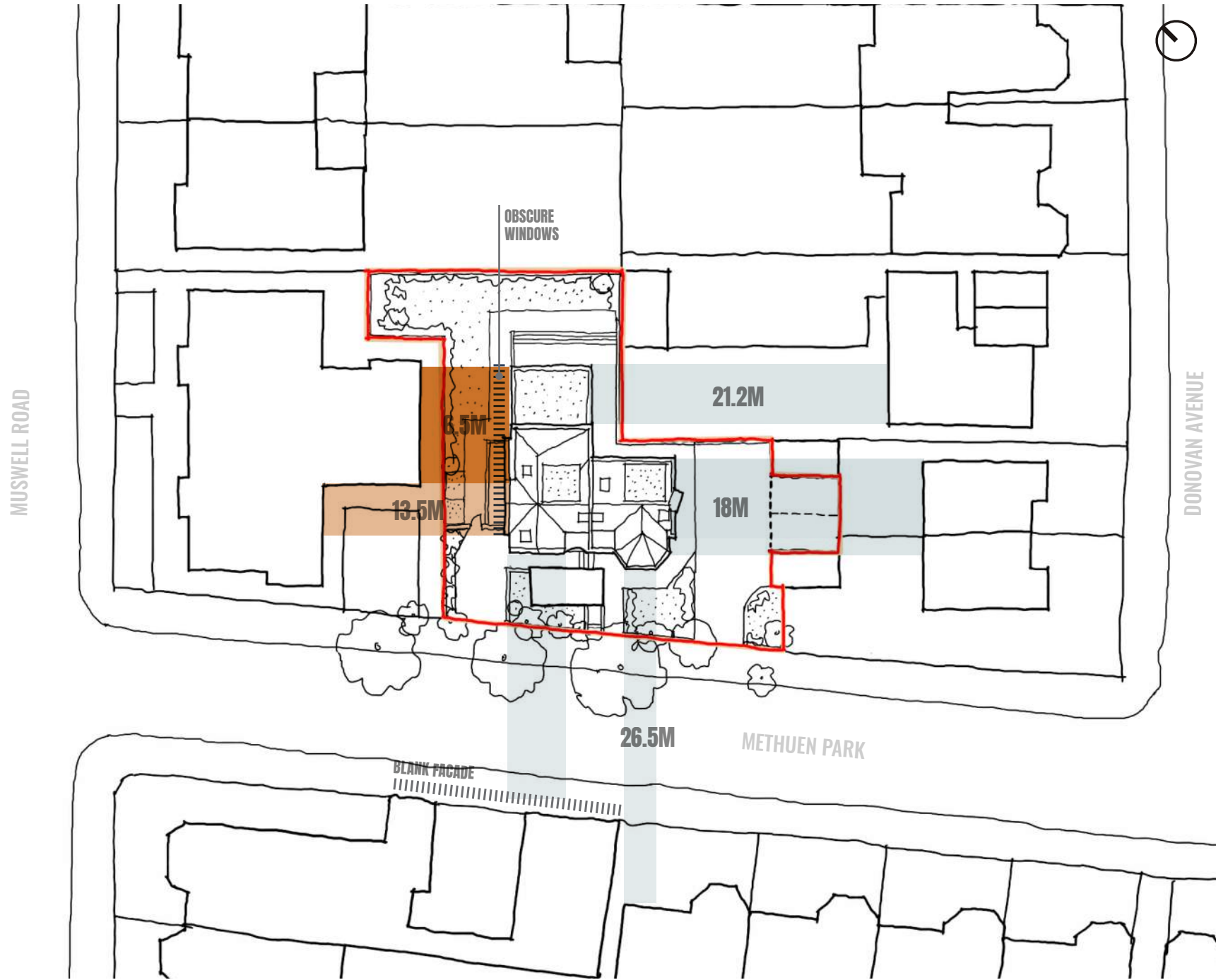
Sun path plan NTS

5.0 THE SCHEME

Neighbouring Amenity

Overlooking and Privacy

The adjacent plan illustrates the distances between the surrounding context to highlight that there is a sufficient distance between the proposal and existing dwellings. The distances remain largely the same as the consented scheme.



Proposed Plan highlighting distances to neighbouring dwellings

5.0 THE SCHEME

Sustainability

Sustainability Assessment

The proposed development is designed to minimise its impact on the environment, both locally and globally, during its construction and throughout its life.

At a strategic level, the development seeks to minimise its impact on the environment by redeveloping a site in an urban location creating significantly less impact than the same development would in a greenfield location.

Furthermore the proposed development provides an opportunity to clear up a site which has already been noted as creating nuisance within the area and has been used to dump waste.

The materials utilised in the construction of the development will be carefully selected in relation to their impact on the environment and whether they are derived from managed sustainable/renewable sources. Timber will be carefully selected to be provided from sustainable sources and products such as insulation will be carefully selected depending on their impact on the environment.

The development will continue to be a sustainable and energy efficient during its life in a number of ways and follows policy 5.2 of the London Plan “Minimising Carbon Dioxide Emissions” taking an approach of:

- 1) Be Lean: use less energy
- 2) Be Clean: supple energy efficiently
- 3) Be green: use renewable energy

Flood Risk Assessment

The site is not located within a flood risk area as defined by Environment Agency Maps.

This is achieved through the following:

- The building has been designed with a fabric first approach incorporating a high degree of insulations and triple glazing.
- Thermal mass will be used in the construction of the development to regulate the internal temperature minimising the requirement for artificial heating/cooling.
- In addition to thermal mass external shading and solar control glass will be used to control heat gain in summer months and reduce overheating.
- The building has been designed with a narrow footprint so that it will benefit from natural ventilation rather than air conditioning. Venting roof lights over the stairwell will provide natural stack ventilation to the building in addition to this.
- The narrow footprint of the building will also allow natural light to penetrate the floor plates, minimising the requirement for artificial lighting. These measures will significantly reduce energy consumption and associated emissions.
- Light fittings will be designed to be energy-saving with low-energy light bulbs and time delay switches incorporated where appropriate.
- The provision of bicycle stores will enable residents to safely store bikes encouraging the use of healthier and more sustainable forms of transport.
- Storage for refuse collection and recycling will be provided.
- New landscaped amenity spaces incorporate low level planting on the site.



Recycling



Fabric first



Green space



Large light filled windows



Grey water recycling



Family Home

6.0 ACCESS STATEMENT

Access

Approach to Building

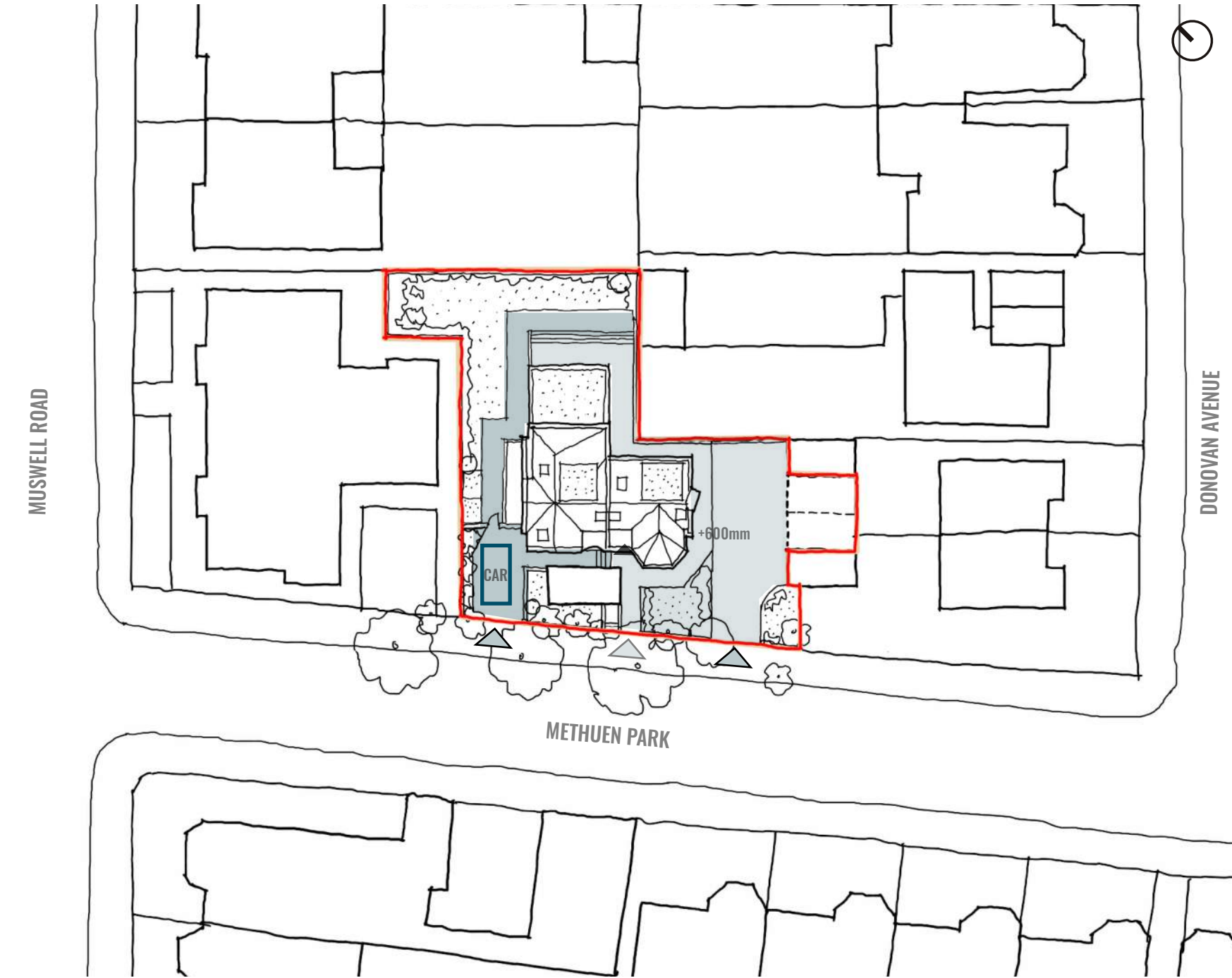
The development will be designed to be legible and easy to navigate for all users including those with hearing and visual impairments, learning difficulties and those with physical disabilities. The development will comply with Approved Document M of the building regulations and other appropriate standards and good practice guidelines where practical.

Door thresholds will be suitable for wheelchair access where required and all features will be designed to be used by all. All handles, control buttons, lavatory flushes, grab rails, taps and other fittings and fixtures will be of a size and shape and at the appropriate height to ensure maximum utility.

The following features have been incorporated into the design.

- 1 car parking space is proposed to the western driveway
- Level access has been provided from street level to the main entrance. Level access is provided to the majority of the garden from western corner of the site. The natural slope of the street connects the two levels the site is split across.
- Slip resistant floor finishes will be used in shared areas to minimise risk of falling.
- Shared areas will be well lit with plenty of circulation space. External areas will also be well lit.
- Circulation spaces throughout will be well-lit and appropriately dimensioned.
- The lighting design, signage and use of colour in the development will make the buildings easily navigable for the visually impaired.
- A WC is provided at ground level within the house with potential to convert to a shower room.
- Handrails and balustrades will be designed throughout with all user groups in mind to assist people who require them - Door widths throughout the development will be appropriately dimensioned for disabled users.

Fire brigade access strategy to be confirmed in line with London fire brigade access requirements.



Level access plan NTS

6.0 ACCESS STATEMENT

Proposal Amenity

Refuse and Recycling Store

A covered and lockable enclosure situated adjacent to the driveway and the cycle store has been provided within the development as a central location for the storage of waste and material for recycling.

The enclosure has been designed to accommodate a suitable amount of waste and recycling storage for the private dwelling. Two 140L Wheeled Bins are proposed, one for general waste and one for recycling. The enclosure will be covered and will include a wash down point, will be adequately lit and will have an impervious and drained floor. Sufficient space has been provided to manoeuvre the bins.

It is envisaged that the refuse will be collected from a forward storage area located adjacent to the highway. Further detailed discussions with the local authority or their contractors will be held at the appropriate time to confirm the preferred collection strategy.

Cycle Store

There is a requirement to provide adequate cycle parking to meet the sustainable transport needs of the new dwellings. It is noted that all services and facilities likely to be required to support the residential development are easily accessible by cycle journeys. Two cycle spaces will be provided for the dwelling as it has more than one bedroom.

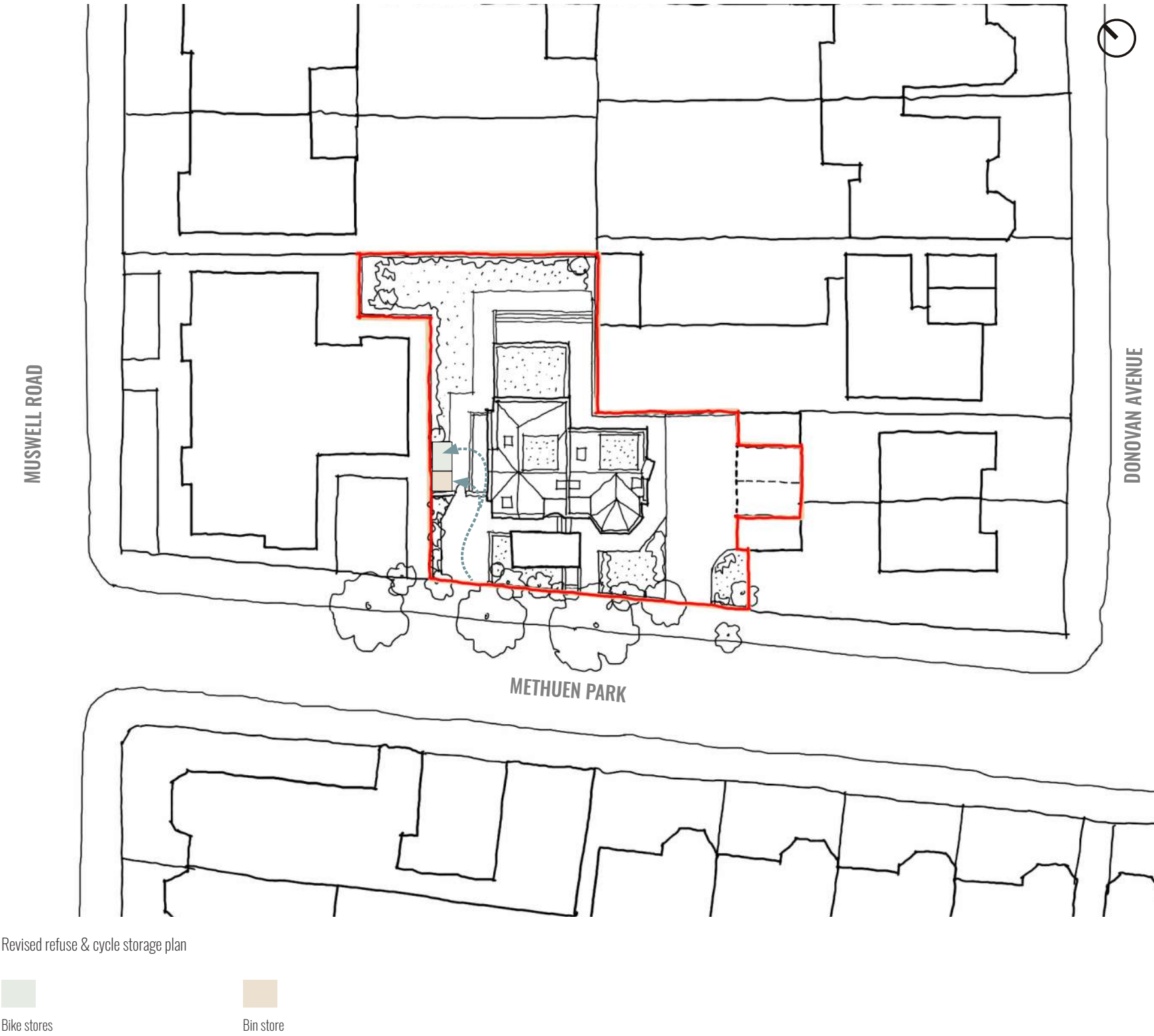
The cycle store provided for the dwelling will be located at ground floor level adjacent to the house with access from the shared walkway. This is a private cycle store located in the garden area which will be covered and secure.



High quality store enclosures



Promoting sustainable transport

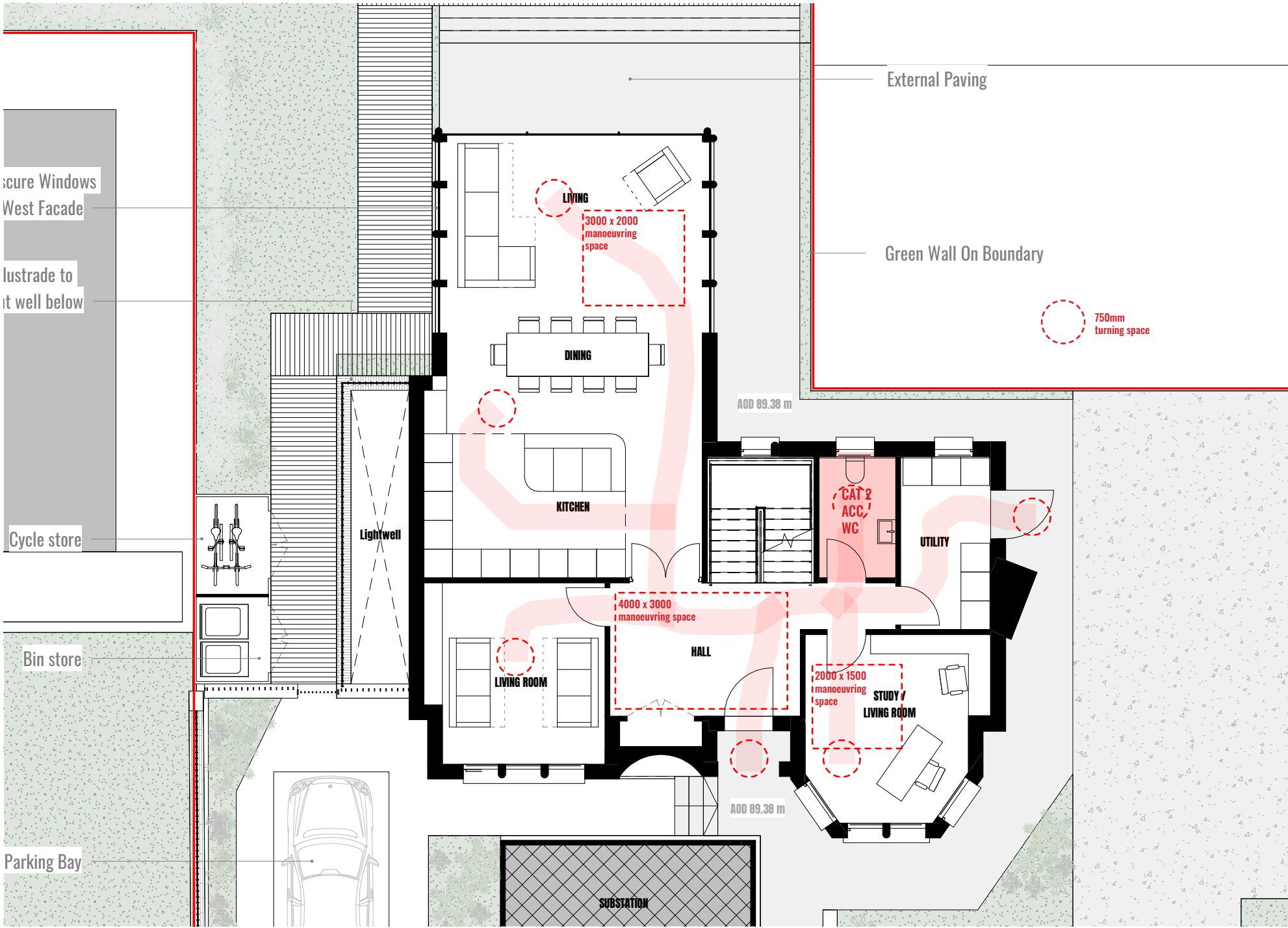


6.0 ACCESS STATEMENT

Part M Access

Wheelchair Accessible Flat

An adaptable wheelchair accessible lower ground floor in the dwelling demonstrates compliance with Part M4 (2) of the building regulations. Access from the street entrance is provided via a level walkway.



Wheelchair accessible flat plan NTS

